

Town of Adams • Massachusetts 01220-2087

OFFICE OF THE SELECTMEN

Meetings: Wednesday evenings 7:00 o'clock
TOWN HALL BUILDING
8 PARK STREET
TEL. (413) 743-8300
FAX (413) 743-8316

November 14, 2017

EPA Region 1 – New England
Frank Gardner, Regional Brownfields Contact
5 Post Office Square
Suite 100, Mail code: OSRR7-2
Boston, MA 02109-3912

RE: FY18 Town of Adams Brownfields Cleanup Grant – Hoosac Valley Coal & Grain

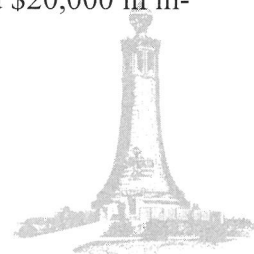
Dear Mr. Gardner:

The Town of Adams is pleased to submit this proposal to the U.S. EPA Brownfields Cleanup Grant Program for the remediation of the former Hoosac Valley Coal & Grain located at 1 Cook Street. The goal of this proposed cleanup project is to remediate the former Hoosac Valley Coal & Grain Site and carry forward the work conducted under the regional brownfields program and an FY16 Brownfields Assessment Grant awarded to the Town by EPA. The Site was taken by the Town for back taxes and is planned to be redeveloped as a Riverfront Park. There is currently an Activity and Use Limitation on the site preventing its use as a public park.

The Town of Adams, (pop. 8,418) lies 175 miles west of Boston in the Northern Berkshires along the banks of the Hoosic River. The Town was incorporated in 1778 and began as a Quaker farming community but was soon caught up in the industrialization across New England. By 1850 industrial workers outnumbered farmers. The Town emerged as a primary manufacturing center with the success of the Berkshire Mills in the late 19th century. Adams has come into the 21st century very much changed from its peak in population 90 years ago. The northern Berkshires industrial economy has significantly declined, following national trends. While several larger industrial manufacturing employers are left in the region (e.g., Specialty Minerals) less than 23% of Adams' residents still work in primary industries and Adams is becoming more of a bedroom community for the larger employment centers of North Adams and Pittsfield.

Currently, the presence of brownfields, vacant mills and blighted property detract from the community character and create a sense of disinvestment, disregard and neglect that discourages new investment in the community. The Town, working with the Berkshire Regional Planning Commission, has made a significant investment in assessing this site and many others throughout Town. Further, the Town has recently been awarded CDBG funds from the Massachusetts Department of Housing and Community Development for the design of the Riverfront Park at the site. For site cleanup, we request a total of \$200,000 in EPA funding (\$180,000 in petroleum funds and \$20,000 in hazardous funds). The Town commits to supporting the project with a minimum \$40,000 match, with an anticipated \$20,000 in in-kind services and \$20,000 to be provided as a cash match from existing funds.

"Home of Mt. Greylock"



- a. **Applicant Information:** Town of Adams
8 Park Street
Adams, MA 01220
- b. **Funding Requested**
i) Grant Type: Single Site Cleanup
ii) Federal Funds Requested: \$180,000 petroleum; \$20,000 hazardous
iii) Contamination: Petroleum and Hazardous
- c. **Location:** Town of Adams, Berkshire County, Massachusetts
- d. **Property Information:** Former Hoosac Valley Coal & Grain
1 Cook Street
Adams, MA 01220
- e. **Contacts:**
i) Project Director:
Donna E. Cesan, Community Development Director
8 Park Street
Adams, MA 01220
Phone (413) 743-8300 ext. 131 Fax: (413)743-8309
dcesan@town.adams.ma.us
ii) Chief Executive/Highest Ranking Official:
John E. Duval, Board of Selectmen Chair
8 Park Street
Adams, MA 01220
Phone (413) 743-8300 ext. 100 Fax: (413)743-8309
ddunlap@town.adams.ma.us
- f. **Population**¹:
i) Town Population = 8,418
ii) N/A
iii) Persistent Poverty: There are no “persistent poverty” counties within EPA Region 1
- g. **Other Factors Checklist:** Please see attached
- h. **Letter from the State or Tribal Environmental Authority:** Please see attached

Thank you for your consideration of our proposal. We look forward to working with your office on this important project. Please feel free to contact me if you have any questions.

Sincerely,



John E. Duval, Chair
Adams Board of Selectmen

¹Data are from the US Census American Community Survey 2013/2015

Cleanup Other Factors Checklist

Name of Applicant: Town of Adams, MA

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| Other Factor | | Page # |
|---|----------|--------|
| <i>None of the Other Factors are applicable.</i> | | |
| Community population is 10,000 or less. | x | 1 |
| The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates. | | |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | | |
| Target brownfield sites are impacted by mine-scarred land. | | |
| Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project. | x | 10 |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | | |



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Matthew A. Beaton
Secretary

Martin Suuberg
Commissioner

October 12, 2017

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Mail Code: OSRR07-3
Boston, MA 02109-3912

RE: STATE LETTER OF ACKNOWLEDGMENT
Town of Adams, Application for EPA Cleanup Grant Fund, Hoosac Valley Coal & Grain, 1 Cook Street, Adams, Massachusetts

Dear Mr. Gardner:

I am writing to support the proposal submitted by the Town of Adams (Town) under the Fiscal Year 2018 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. The Town is seeking funding to redevelop the above referenced property, known as the Hoosac Valley Coal & Grain site, into a public park. Redevelopment will require the remediation of soil for which an Activity and Use Limitation (AUL) restricting recreational use was implemented to achieve No Significant Risk after a past release of petroleum. This release has been documented with the Massachusetts Department of Environmental Protection (MassDEP). The funding will also allow for the removal of an abandoned underground storage tank (UST) and the abatement of hazardous building materials in order to repurpose the on-site structures for future public access.

On January 23rd, 2015 Governor Baker signed his first Executive Order, creating the Community Compact Cabinet, in order to elevate the Administration's partnerships with cities and towns across the Commonwealth. Lieutenant Governor Polito chairs the cabinet, which concentrates financial, technical, and other resources at the state level to a select group of projects including Brownfields. The Town's compact was signed on October 15, 2015, ensuring any funding provided by EPA will be supported by a focused commitment of state resources.

We greatly appreciate EPA's continued support of Brownfield efforts here in Massachusetts.

Sincerely,

Rodney Elliott
Brownfields Coordinator, Bureau of Waste Site Cleanup

cc: Melissa Provencher, Environment & Energy Program Manager, Berkshire Regional Planning Commission
Caprice Shaw, MassDEP-WERO

1. **COMMUNITY NEED**

1.a. **Target Area and Brownfields**

1.a.i. Community and Target Area Descriptions: The Town of Adams, (pop. 8,418) lies 175 miles west of Boston in the northern Berkshires along the banks of the Hoosic River. Incorporated in 1778 the Town began as a Quaker farming community but soon became an important player in the industrialization across New England. By 1850 industrial workers outnumbered farmers. The Town emerged as a primary manufacturing center with the success of the Berkshire Mills in the late 1900s and reached its peak population of 13,525 residents in 1925.

Sadly, Adams has come into the 21st century very much changed from its peak in population 90 years ago. The northern Berkshires industrial economy has significantly declined, and while several larger industrial manufacturing employers are left in the region (i.e., Specialty Minerals), less than 23% of Adams' residents still work in primary industries. Adams is becoming more of a bedroom community for the larger employment centers of North Adams and Pittsfield.

Today, the extremely blighted condition of the former Hoosac Valley Coal & Grain site presents a severe and urgent need within the Town. Beginning in the early 1900s, Hoosac Valley Coal & Grain was used as a storage and retail facility for coal, grain, hay, and wood and additionally functioned as a fuel distributor from the 1950s until 1982. The property has been abandoned for several years, with the Town taking the property in tax title in 2015. The original Coal & Grain building, a 2½-story timber frame structure, is a prominent landmark along state Route 8, with almost 18,000 vehicles per day. The poor conditions and the site's location make for a highly visible source of blight and decline within the immediate gateway to the town center. Despite its dilapidated condition, the project site now has enhanced value given its shared boundary with the new extension of the Ashuwillticook Rail Trail, a regional recreational path planned to traverse the entire length of Berkshire County, and the extension of the Adams Branch Rail Line to accommodate the "Hoosac Valley Service," offering tourist train excursions between downtown Adams and downtown North Adams. Transforming this property to public use as a park and eliminating the extremely blighted appearance of the property will be critical to erasing the negative impact the project site has had on the neighborhood and the town center as a whole.

1.a.ii. Demographic Information and Indicators of Need: The Target Area includes the area within a ¼ mile radius of the former Hoosac Valley Coal & Grain (the Site) and is one of the most impoverished areas within the Town. The Target Area includes three U.S. Census Block Groups 9221-3, 9222-3 and 9222-4.

Table 1: Demographic Information¹

| Table 1: Demographic Information ¹ | | | | | | | |
|---|--------------------|----------|----------|----------|----------|----------|-------------|
| | Targeted Community | | | Town | County | State | National |
| | Block Groups | | | | | | |
| | 9221-3 | 9222-3 | 9222-4 | | | | |
| Population: | 556 | 1612 | 870 | 8,319 | 129,288 | 670,5586 | 31,651,5021 |
| Unemployment: | 0.3% | 17.5% | 7.4% | 7.6% | 8.9% | 7.6% | 8.2% |
| Poverty Rate: | 18.0% | 13.3% | 5.2% | 9.7% | 13.0% | 7.4% | 15.5% |
| Percent Minority: | 5.8% | 1.1% | 4.1% | 3.1% | 10.3% | 25.7% | 37.7% |
| Median Household Income: | \$26,992 | \$52,000 | \$40,759 | \$45,893 | \$49,956 | \$68,563 | \$53,889 |

¹ Data from the US Census American Community Survey 2011-2015

¹ Data from the US Census American Community Survey 2011-2015

According to the data available from the U.S. Census American Community Survey 2011-2015, the poverty rate within the Target Area reaches a high of 18%, significantly higher than the state average of 7.4% and the national average of 15.5%. The median household income within the Target Area is below both the state and national averages with a noteworthy low of \$26,992, roughly half of the national median household income. Unemployment within a portion of the Target Area is a staggering 17.5%, over two times more than the national rate of 8.2%.

I.a.iii. Description of the Brownfields: The brownfield property to be cleaned up under this grant is the former Hoosac Valley Coal & Grain (the Site) an approximately 1 acre site located on 1 Cook Street. The Town of Adams has taken the property for back taxes and the Site is currently vacant with two buildings and two foundations remaining. Since the early 1900s, the Site was used as a storage and retail facility for coal, grain, hay, and wood, and additionally functioned as a fuel distributor from the 1950s until 1982. Hoosac Valley Coal & Grain was in operation at the site until 2012 and the site has remained vacant since operations were shut down. The site contained several buildings, including a coal bunker, grain elevator and feed store.

The original buildings were constructed c. 1908 – c. 1914 along the western portion of the site operated by D.B. Cook Hay, Grain, Coal and Wood as storage for hay, grain, straw, wood, and farm machinery. In 1920, the northern most building was rebuilt to hold an office and grain elevator. Between 1920 – 1950, additional structures were added in the southeastern portion of the site for storage. During this period, similar site operations continued with the addition of coal storage and processing. Between 1950-1982 Hoosac Valley Coal & Grain also operated as a fuel distributor. Three 10,000-gallon No. 2 fuel oil above ground storage tanks (AST) were in service in the eastern portion of the site, just south of the neighboring building at 3 Cook Street. The ASTs have been out of service since 1982 and were removed in April 1996.

In March 2015 a Phase I Environmental Site Assessment (ESA) was completed for the site by TRC Environmental Corporation (TRC) in accordance with the scope and limitations of the American Society of Testing and Materials Practice E 1527-13 Standard Practice for Phase I Environmental Site Assessments. TRC performed the assessment work under the regional Brownfields program operated by the Berkshire Regional Planning Commission (BRPC) and funded through a Community-wide Brownfields Assessment Grant from the U.S. Environmental Protection Agency (EPA). The Phase I ESA identified three recognized environmental conditions (RECs) and/or controlled recognized environmental conditions (CRECs) related to 1) potential leaking gasoline underground storage tank (UST) dating back to circa 1950; 2) coal piles contributing to contaminated surface runoff to the river; and 3) presence of an existing Activity and Use Limitation (AUL) placed on a portion of the property in 1997 due to residual petroleum soil contamination from three former 10,000-gallon No. 2 fuel oil USTs.

On November 6, 2017, a Phase II ESA and a building materials survey was conducted at the site by TRC in accordance with an EPA-approved Quality Assurance Project Plan (QAPP). The Phase II ESA was conducted in accordance with the scope and limitations of the American Society of Testing and Materials Practice E 1903-11 Standard Practice for Phase II Environmental Site Assessments to evaluate the RECs/CRECs identified in the Phase I ESA. The Phase II ESA included conducting a geophysical survey, installing 15 soil borings with continuous soil characterization, collection of 45 soil samples at three depth intervals for petroleum constituents and lead, and the installation of one monitoring well (in addition to the three existing monitoring wells). The geophysical survey identified a UST along the river in the southern portion of the site.

It was evident via visual/olfactory observations during drilling, that residual petroleum contamination was present near the UST along the river and significant petroleum contamination was still present in/near the existing AUL. A petroleum sheen was noted on the groundwater surface during drilling of one of the borings, so a groundwater monitoring well was installed. Asbestos is likely present in several different building materials, particularly in transite panels in the utility room where an abandoned AST is located, along with potential lead-based paint (keeping in mind that occupied residences are only about 40 feet away). The soil, asbestos, and lead-paint laboratory results should be received in mid/late November and groundwater sampling is planned for late November 2017.

In addition to the Site, several other brownfields have been identified within the Target Area including a former service garage (50 Commercial Street), former middle school (Adams Memorial School), former cotton mill (5-7 Hoosac Street), and former paper mill (Curtis Fine Papers). The Town has taken ownership of the former middle school since the regional school district moved, and both the Curtis Fine Papers site and 50 Commercial Street are in tax arrears. Three of these four sites have received some assessment under the regional brownfields program managed by the Berkshire Regional Planning Commission and these sites are continuing to be assessed under a Community-wide Assessment Grant awarded to the Town. Contaminants identified and/or suspected at these sites include petroleum of varying grades, chlorinated solvents, polycyclic aromatic hydrocarbons, lead and asbestos in soil, groundwater and/or in building materials. The dilapidated and vacant condition of many of these brownfields poses a real safety and environmental concern. In fact, the Board of Survey determined that the building at 50 Commercial Street is “unsecure, unstable and any day could collapse onto the nearby sidewalk or road” and the Board of Selectmen has ordered it to be demolished. This site and the other brownfields identified are prominent, blighted properties that detract from the character of the community and create a sense of disregard and neglect that discourages investment.

1.b. Welfare, Environmental and Public Health Impacts

1.b.i. Welfare Impacts: The welfare of the community living within the Target Area is impacted by the blight associated with the Site as well as safety concerns. Some of the lowest income families within the Town live in dense neighborhoods within the Target Area that were once mill housing. The existence of brownfields within the Target Area fosters a sense of disinvestment, disregard and neglect within an already struggling community. The historic grain elevator building on the property is a prominent landmark along the Route 8 corridor, the main highway connecting Pittsfield and North Adams with over 17,500 vehicles per day. However, the property overall has a severely blighted appearance which impacts the surrounding community and is a detriment to two adjacent community resources – the Ashuwillticook Rail Trail and the Berkshire Scenic Railway “Hoosac Valley Service”.

1.b.ii. Cumulative Environmental Issues: In addition to the presence of brownfields, the Target Community is impacted by various cumulative environmental issues including those represented by the flood control chutes, the presence of ongoing industrial activity, and impacts to the community associated with both rail and highway traffic. Route 8 is the primary north-south artery through Berkshire County and runs parallel to the site with over 17,500 vehicles per day. According to EPA’s EJview, Adams is a non-attainment area for Ozone 8-hour. Traffic studies conducted in the region conclude that the high number and proportion of trucks in the Target Area have significant impacts, including detrimental air quality issues, noise impacts and safety impacts.

The segment of the Hoosic River along the eastern border of the Site runs through concrete flood control chutes. During its days as a thriving mill community the power of the river was harnessed to power industry. Now, the river is funneled through town in 45 foot wide/ 10-15 foot high concrete flood control chutes, constructed by the US Army Corps of Engineers in the 1950s in response to significant damage caused by previous floods. This segment of the River is listed on the Massachusetts Year 2014 Integrated List of Waters as impaired by:

- Alteration in stream-side or littoral vegetative covers
- Physical substrate habitat alterations
- Ambient Bioassays - Chronic Aquatic Toxicity
- Other flow regime alterations
- Fecal Coliform
- Temperature

Specialty Minerals, Inc. is presently mining Adams' extensive limestone deposits in the northwest portion of the Target Area. Specialty Minerals, Inc. maintains two sludge/waste rock landfills on their property and the quarrying activity of this company has exposed an extensive portion of hillside in the north-central part of town, revealing a horizontally terraced outcrop of limestone. According to the Community Development Plan, many residents consider ongoing quarry activities and the increasing depth of this feature to be a nuisance. The upper part of the quarry is an impressive sight from areas of town where only the top portion of this feature is visible.

1.b.iii. Cumulative Public Health Impacts: Contamination from the brownfields within the Target Area may expose the public to potential health impacts through exposure routes such as inhalation, ingestion and dermal contact. The health concerns of the suspected contaminants (petroleum products, asbestos, lead and coal) include higher incidences of cancer, harm to the immune system, reproductive system, nervous system, and endocrine system. The potential presence of contamination makes the neighborhoods within the Target Area less livable and impairs quality of life.

No health data exists for the Target Area or even the Town as a whole. The public is currently unsure as to *whether*, and to what degree they are at risk from possible exposure to harmful contaminants. In addition, over half of the people within the Town can be classified as belonging to a sensitive population as indicated by the following chart.

| Table 2: Percentage of Residents Within the Target Area Belonging to a Sensitive Population | |
|---|-------|
| Minorities | 5.8% |
| Over 65 Years Old | 16.4% |
| Children | 18.1% |
| Women of Child Bearing Age | 14.3% |
| Source: US Census American Community Survey 2011-2015 | |

The only available health data is through the Massachusetts Community Health Information Profile, which maintains outdated, county-level data to assess health needs, monitor health status indicators, and evaluate health programs. According to their data, the rate of asthma related emergency room visits, deaths from chronic disease, and breast cancer deaths in the County are all above the state rates. Notable differences exist for both women of child bearing age and minorities. Overall breast cancer incidence in Berkshire County is slightly higher than the state as a whole. However, breast cancer incidence in the region is disproportionately higher than in the state for minority women with a rate of 178 vs 123 for black women, 223 vs 81 for Asian women and 172 vs 72 for Hispanic women. In addition, the incidence of bronchus and lung cancer in Black non-Hispanic men in the region is significantly higher (146.5) than that of the state (89.2).

1.c. Financial Need

1.c.i. Economic Conditions: The Town of Adams needs this funding and is unable to draw on other sources of funding due to its small population, low income, decline in assessed values, and existing tax burden. Local economic conditions have been made worse due to pervasive industrial decline and other significant economic disruptions. The Town has very limited excess levy capacity and already has one of the highest tax rates in Massachusetts - *the highest tax rate* in Berkshire County. Adams' low household income levels coupled with the population decline means a significantly increasing tax burden per capita. Due to the Town's large elderly population, relatively high unemployment rate, and high percentage of low-income households (57.8% FY2014 HUD LMI), level-funded budgets are typical. Town budgets have been decimated for the past few years and several Town departments have endured layoffs of personnel. Given the burden of increasing school, health care, retirement, and energy costs, there is no room now or likely in the future for major capital improvements in the budget. Even before the national economic downturn, Town revenues have remained largely stagnant over the last several years. In fact, for a decade the Town's real property values actually decreased when examined in constant dollars (Adams Financial Indicators FY97-FY07). Residential values have not gained and real estate values in Adams seriously lag behind that of other Berkshire communities.

1.c.ii. Economic Effects of Brownfields: The key economic effects of the brownfields within the Target Area include reduced tax base, lost business opportunities, disinvestment, depressed property values and burdens on municipal services. As the owner of two identified brownfield sites within the Target Area, the Town is responsible for the ongoing costs to secure these vacant properties (i.e., Memorial School and Hoosac Valley Coal & Grain). These ongoing costs and liability have resulted in a burden on municipal services.

All of the brownfields identified within the Target Area remain vacant and contribute to the community's sense of disinvestment. A slum & blight inventory including over 500 properties along the Route 8 corridor identified over 48% of the properties as blighted. The uncertainty associated with contaminated properties is often an insurmountable barrier to redevelopment. Given the continued sluggish character of the local economy, the situation is unlikely to improve in the near future. Preventing further decline of the Route 8 Corridor is critical to ensure the viability of the Target Area as a commercial corridor and as a neighborhood for future generations. The Site is uniquely situated adjacent to two important recreational projects – the Ashuwillticook Rail Trail and the Berkshire Scenic Railway “Hoosac Valley Service”. The site's blighted appearance and its proximity to these major investments make it an urgent need for the Town.

However, the most compelling and direct impact of these brownfields on the economy of the small town of Adams is the lost tax revenue. Back taxes for the Curtis Fine Papers site alone are a staggering \$537,000. The other sites that have been identified constitute an additional \$100,000 in lost tax revenue not including the Hoosac Valley Coal & Grain site and 35 Richmond Lane, which have already been taken for back taxes.

2. Project Description and Feasibility of Success

2.a. Project Description

2.a.i. Existing Conditions: The Hoosac Valley Coal & Grain property consists of one parcel of land totaling approximately 1 acre in a mixed commercial/residential area. Crumbling foundations of two former buildings remain along with two existing structures in varying states of disrepair.

The remaining buildings have been vacant since Hoosac Valley Coal & Grain closed operations, and as a result, show obvious signs of abandonment with holes in the roof, interior water damage, crumbling siding, and numerous holes in the structures. Signs of trespassing and illegal dumping are evident from small piles of old carpet, tires, and other general refuse present in a secluded portion of the property. The site is not safe, particularly when occupied residences are located just 40 feet away from the main building.

Environmental investigations performed to date have revealed petroleum contaminated soil located down to depths of approximately 10 feet along with coal across/near the surface of a portion of the property. A geophysical survey conducted in October 2017 identified an underground storage tank (UST) near the southern portion of the Site near the Hoosic River. While some petroleum-contaminated soils have been removed from the property, additional contamination remains which is currently managed with an Activity and Use Limitation (AUL). However, the existing AUL currently prohibits recreational or residential use of the Site.

2.a.ii. Proposed Cleanup Plan: The Town will procure the services of a Qualified Environmental Professional (QEP) and a Massachusetts Licensed Site Professional (LSP) to oversee all response actions on the Site. Several potential alternatives were evaluated for addressing the petroleum-impacted soil at the Site. From that evaluation, a limited number of practicable remedial alternatives that could be implemented at the Site were identified based on available Site data, and experience with similar sites. The “No Further Action” alternative was also included as part of the evaluation to establish a basis for conducting remedial actions at the Site.

Each remedial alternative identified for the Site was first evaluated to determine whether it could achieve a condition of No Significant Risk at the Site as required by the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000). Those alternatives that were deemed capable of achieving no significant risk were further evaluated utilizing the comparative evaluation criteria specified at 310 CMR 40.0858 of the MCP. These criteria include: effectiveness, short- and long-term reliability, difficulty of implementation, cost, potential risks and timeliness.

Based upon the comparative evaluation criteria, the cleanup of the Site will include demolition of the two former building foundations, abatement of hazardous building materials (i.e., asbestos, lead-based paint, PCBs), removal of petroleum and coal-contaminated soils, removal of a UST, and implementation of a new AUL. The Town will procure a properly licensed hazardous building materials abatement contractor to remove hazardous building materials (e.g., asbestos, lead-based paint, and/or PCBs) prior to building renovation activities. Following renovation, the construction-related debris will be properly recycled or disposed in accordance with all applicable federal, state, and local regulations. Abatement activities will be conducted in accordance with detailed technical specifications to be prepared by the Town’s QEP. Petroleum and coal contaminated soils will be excavated down to three feet below grade and supplemented with imported clean fill. The UST will be excavated along with any surrounding petroleum-contaminated soils. Excavated soils will be properly managed to minimize fugitive dust to be protective of human health and the surrounding environment. Contaminated soils will be properly transported off Site for reuse, recycling, or disposal at an appropriately-permitted facility. The removal of these soils and hazardous building materials are necessary to support the Town’s intended reuse as a park/recreation area and associated parking. A new AUL will likely be necessary to restrict direct contact with residual petroleum contaminated soils located deeper than three feet or underlying impervious surfaces such as an asphalt parking lot. Should volatile petroleum constituents be

identified through the additional investigation work planned for the fall/winter 2017/2018, the AUL will include provisions to mitigate vapor intrusion of airborne contaminants to the future occupied buildings (unless it can be demonstrated that sub-slab soil vapor concentrations below each of the two onsite buildings does not pose an unacceptable risk pursuant to the MCP).

2.a.iii. Alignment with Revitalization Plans: The project to be funded under this grant aligns with the Town's land use and revitalization plans, most specifically the 2015 *Adams Community Development Strategy* and the Board of Selectmen's 2017 *Strategic Plan*. Recommendations for redevelopment of the Site also are identified in the Town's *Open Space & Recreation Plan* and the *Adams Downtown Development Plan*. The 2015 Community Development Strategy "CD Strategy" represents a comprehensive and integrated approach or "action plan" to address critical issues including enhancing the local economic base. The CD Strategy specifically identifies the Route 8 Corridor, a major north/south highway with almost 18,000 vehicles per day, as a primary focus for economic activity and recognizes its importance as a location for manufacturing in the northern Berkshires. The project Site is prominently located along the Route 8 corridor, on the Berkshire Regional Transit Authority bus route, and within walking distance of the downtown. The site's location and the poor conditions of the site and buildings present a highly visible source of blight and decline within the immediate gateway to the Adams town center. Despite its dilapidated appearance and degree of contamination, the project site now has enhanced value given its shared boundary with the Ashuwillticook Rail Trail, a popular regional recreational path, and the new extension of the Adams Branch Rail Line to accommodate the "Hoosac Valley Service."

This proposed project is a critical first step to eliminate unknowns, advance assessment to cleanup and reuse, and ultimately improve the attractiveness of the area, eliminating blight and improving the community's economic base through site readiness. Transforming the Site to public use as a park and eliminating the extremely blighted appearance of the property will be critical to erasing the negative impact the site has had on the surrounding neighborhood and the Route 8 corridor as a whole. The Town will incorporate equitable development, sustainable practices and environmental justice approaches. The Site will be redeveloped as a public riverfront park immediately adjacent to both the Ashuwillticook bike trail and the new tourist train service. Eliminating hazards of the site and improving it for passive recreation will expand accessibility to the bike trail and provide complementary facilities adjacent to this multi-use resource. Expanding the Town's network of pedestrian and bicycle facilities is seen as an important factor in Adams community planning efforts to enhance social equity, access, recreational opportunities, and the health of the community. The proposed project will also serve as a neighborhood park to residents, many of whom reside in more dense, multi-family housing in the town center and depend on public transit for mobility.

The new park will not only provide a pleasant respite for residents and visitors using the Ashuwillticook bike trail, but those boarding the "Hoosac Valley Service" will be informed of the site's significance to the Town's history, growth and development. The main structure on the property, the original "Coal & Grain Elevator and Feed Store" building, c. 1908, is both a prominent landmark along Route 8 and an important historic structure that represents the Town's growth and development during the age of railroads. According to the Adams Historic Commission, it is significant as one of the best remaining examples of commercial architecture in Adams directly tied to the town's railroad history. The multi-faceted timber frame tower provided protection for the grain elevator and chutes used in the grinding and mixing of feeds. The building once served a valuable purpose for area farmers as both a mill and feed store. In reusing the site,

this important structure will be preserved while creating a new public park which parallels the Hoosic River on one side and the bike trail and the new tourist train service on the other.

2.b. Task Descriptions and Budget Table

2.b.i. Task Descriptions:

Task 1 – Cooperative Agreement Oversight: The Town will procure the services of a grant manager and a Qualified Environmental Professional (QEP) including a Massachusetts Licensed Site Professional (LSP) to oversee all response actions on the Site. A member of the project team will attend the National EPA Brownfields Conference (1 conference attendee: airfare/lodging/per diem = \$2,000). The grant manager will assist the Town in the overall management of the project including procurement, preparation and submission of required reports, updates to the ACRES database and requests for reimbursement. We estimate grant management expenses of \$14,000 (\$2,000-hazardous; \$12,000-petroleum) plus Conference = \$2,000 (petroleum). The Town will provide additional in-kind support at an estimate cost of \$1,480 (18.5 hours at \$80/hr). Outputs include a signed contract with a QEP, 12 Quarterly reports and MBE/WBE reporting.

Task 2 – Community Outreach & Engagement: The Town will engage the community within the Target Area, local neighborhood groups, lenders, realtors, property owners, developers, and community health officials throughout the cleanup process. The QEP will develop a Community Relations Plan (CRP) and prepare and advertise an Analysis of Brownfield Cleanup Alternatives (ABCA). The Town will hold a public meeting to discuss the Draft ABCA and solicit comments and encourage participation from the community on the proposed cleanup plan. Two additional public meetings will be held prior to and during remediation activities. We estimate grant management expenses of \$11,000 and QEP expenses of \$5,000 = \$16,000 (\$3,000-hazardous; \$13,000-petroleum). Supplies will include meeting flyers, handouts for public meetings and site factsheets (\$200 per meeting x 3 meetings = \$600 (\$300-hazardous and \$300-petroleum). The Town will provide in-kind support toward participation in three public meetings and providing ongoing communication to EPA and MassDEP at an estimated cost of \$3,520 (44 hours at \$80/hr). Outputs include CRP, Draft ABCA, Final ABCA, meeting minutes from public meetings, presentation materials and site fact sheets.

Task 3 – Site-Specific Activities: The QEP will develop site-related documents pertaining to cleanup and a contractor will be procured to perform remediation including abatement of hazardous building materials, removal of the foundations of two former buildings, UST removal, and removal of petroleum-contaminated soil and coal. The QEP will prepare a Site-specific Quality Assurance Project Plan (QAPP) and a Health and Safety Plan (HASP) for review and approval by EPA prior to the commencement of work. The QEP will also prepare a Release Abatement Measure (RAM) Plan and Soil Management Plan (SMP) describing proper soil excavation, management, and offsite soil disposal procedures for submission to the Massachusetts Department of Environmental Protection (MADEP) prior to the commencement of soil excavation and removal. In addition, the QEP will prepare technical specifications for hazardous building materials abatement and soil excavation and offsite recycling/disposal.

We estimate grant management expenses of \$5,000 (petroleum) to ensure all federal cross-cutting measures are met, provide assistance to the Town for procurement and oversight of cleanup contractors, and review of certified payroll. We estimate \$15,500 to prepare the site-related documents noted above (petroleum). We estimate \$14,700 for hazardous materials abatement (hazardous). Estimated cost to conduct the petroleum cleanup is \$111,580: \$6,400 for foundation

demolition, \$5,000 for UST removal, \$74,000 for transportation and disposal of petroleum-contaminated soil and coal excavation (800 tons at \$65/ton and 200 tons at \$110/ton), \$14,400 for imported clean backfill (800 tons at \$18/ton), \$7,280 for environmental monitoring/confirmatory sampling, and \$4,500 for site security/erosion control. The total cost for this Task is \$132,080 (petroleum) and \$14,700 (hazardous). The Town will provide a cost share of \$35,000 which will be from a combination of in-kind services and cash contributions. In-kind services include project oversight and procurement conducted by the Director of Community Development, legal services, clearing/grubbing of the site, dust suppression during soil excavation, and removal of coal on the ground surface by the DPW, and police detail. Outputs will include a Site-Specific QAPP, RAM Plan, SMP Plan, and technical specifications for hazardous building materials abatement and soil excavation and offsite recycling/disposal.

Task 4 – Regulatory Closure Reporting: A RAM Completion Report will be submitted to MADEP. Upon completion of all response actions at the Site, the existing AUL will be retracted, and a Permanent Solution Report with a new AUL will be submitted to MADEP. The AUL will be recorded with the Northern Berkshire District Registry of Deeds. Estimated costs to prepare the above documents are \$5,000 for the RAM Completion Report and \$12,620 to retract the existing AUL, prepare and submit a Permanent Solution Report and a new AUL. Costs of \$3,000 for a Professionally Licensed Surveyor are included for a land survey and extent of the new AUL. Outputs will include a RAM Completion Report, and a Permanent Solution Report with an AUL.

2.b.ii. Budget Table

| Budget Categories | Project Tasks | | | | |
|------------------------------|---|------------------------------------|--|--|------------------|
| | Task 1 Cooperative Agreement Oversight | Task 2 Community Involvement | Task 3 Cleanup Activities & Oversight | Task 4 Regulatory Compliance & Site Closure | Total |
| Personnel | \$0 | \$0 | \$0 | \$0 | \$0 |
| Fringe Benefits | \$0 | \$0 | \$0 | \$0 | \$0 |
| Travel | | | | | |
| - Hazardous | \$0 | \$0 | \$0 | \$0 | \$0 |
| - Petroleum | \$2,000 | \$0 | \$0 | \$0 | \$2,000 |
| Equipment | \$0 | \$0 | \$0 | \$0 | \$0 |
| Supplies | | | | | |
| - Hazardous | \$0 | \$300 | \$0 | \$0 | \$300 |
| - Petroleum | \$0 | \$300 | \$0 | \$0 | \$300 |
| Contractual | | | | | |
| - Hazardous | \$2,000 | \$3,000 | \$14,700 | \$0 | \$19,700 |
| - Petroleum | \$12,000 | \$13,000 | \$132,080 | \$20,620 | \$177,700 |
| Other | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Federal Funding | | | | | |
| - Hazardous | \$2,000 | \$3,300 | \$14,700 | \$0 | \$20,000 |
| - Petroleum | \$14,000 | \$13,300 | \$132,080 | \$20,620 | \$180,000 |
| Cost Share | \$1,480 | \$3,520 | \$35,000 | \$0 | \$40,000 |
| Total Budget | \$17,480 | \$20,120 | \$181,780 | \$20,620 | \$240,000 |

All contracts entered into by the applicant with third parties will be in compliance with 40 CFR Part 31.36 and applicable state laws.

2.c. Ability to Leverage

The Town of Adams has been awarded a competitive CDBG grant by the MA Department of Housing and Community Development which includes **\$50,000** for the design of a public park at the former Hoosac Valley Coal & Grain site. The Town has designated **\$39,854** of in-kind to be contributed from DPW staff and the Community Development Director from existing Town budgets. The Town has also committed **\$25,000** in existing funds to hire an architect to design proposed improvements to the former grain elevator building as a complementary effort to the “horizontal” design work of the park proposed for funding under CDBG. These leveraged sources combined exceed \$100,000.

| Source | Purpose/Role | Amount (\$) | Status |
|---|--|--------------------|------------------|
| <i>CDBG</i> | <i>Design of public park</i> | <i>\$50,000</i> | <i>Awarded</i> |
| <i>Town of Adams DPW Staff & Community Development Director</i> | <i>In-kind toward project management, participation in design team, review of plans, selective demolition and site preparation and stabilization</i> | <i>\$39,854</i> | <i>Secured</i> |
| <i>Town of Adams General Fund</i> | <i>Architectural design for improvements to the grain elevator</i> | <i>\$25,000</i> | <i>Committed</i> |

3. Community Engagement & Partnerships

3.a. Engaging the Community

The Town will maintain a high level of community engagement by a range of venues. Public discussions held as part of regular meetings of the Selectmen, subcommittees of the Selectmen, the downtown committee, and other meetings involving members of the public are a tried-and-true method for engaging community members. Public meetings concerning the project will be held at the Adams Town Hall or at the Adams Visitors Center (both within the Route 8 corridor). The date and time of any public meetings will be advertised in The Berkshire Eagle at least a week prior, posted on the Town Clerk’s Notice Board at Town Hall, and on the Town of Adams website. Meetings of the Selectmen are televised. The Town’s Community Development Department will be an on-going source of general information to the public on the site remediation. Various media will also be utilized including public notices, press releases, the Town’s website, and community access television, presentations before community organizations, as well as handouts. The Town has ventured into social media with its own Facebook page, and will use this new tool (for us) to further engage Target Community.

Town staff is already actively engaged in the Target Area – CD staff already has in place a mailing list of every property owner within the Target Area and frequently sends out mailings to this list regarding upcoming meetings on progress with the Town’s community development strategy and the CDBG program. The Town will extend the community engagement process by working in partnership with other organizations, including the Northern Berkshire Community Coalition, the Youth Center, Inc., Berkshire Scenic Railway Museum, Hoosic River Watershed Association and the Berkshire Regional Planning Commission. Also, Town staff has a strong working relationship with area realtors and will work with them specifically to engage more broadly the population with the Target Area.

The Town and its partners have a proven track record in communicating progress and will continue to do so. The community will provide crucial input to inform the planning, assessment and

implementation process. The Town will provide opportunities for public input and two-way communication to ensure the proposed cleanup activities are conducted in a manner that is protective of sensitive populations and nearby residents. The QEP will complete the site-specific Community Relations Plan prior to any cleanup planning, which will set forth in greater detail how the community can be involved in the project. Lastly the Town will ensure that two-way communication is maintained throughout the duration of the project to communicate the progress to citizens and ensure that the communication is appropriate and effective for the Target Area. Methods of communicating with the public will be adjusted as needed to ensure that they are both appropriate and effective.

3.b. Partnerships with Government Agencies

Massachusetts Department of Environmental Protection (MassDEP): Activities will be conducted in accordance with the state's cleanup law, Chapter 21E, and cleanup regulations, the Massachusetts Contingency Plan (MCP). A private Licensed Site Professional (LSP) will be hired to develop the remedial action plan and oversee cleanup activities. The MCP requires all persons to notify the MassDEP of a release or threat of release of oil and/or hazardous material and/or to perform one or more response actions. The DEP's Bureau of Waste Site Cleanup takes an active role in promoting brownfields redevelopment projects and offers technical assistance through single points of contact at each regional office. Site-specific information is made available through the regional office.

US Environmental Protection Agency (EPA): This project will be conducted through a cooperative agreement and the EPA Project Officer will be substantially involved in overseeing the work. The anticipated substantial federal involvement for this project may include:

- close monitoring of performance to verify the results;
- collaborating during performance of the scope of work;
- reviewing substantive terms of proposed contracts;
- reviewing qualifications of key personnel; and
- reviewing and commenting on reports.

Berkshire Regional Planning Commission (BRPC): BRPC is the official area-wide planning agency in Berkshire County with comprehensive planning responsibilities which include land use, transportation, economic development, and environmental management. BRPC operates the Berkshire Brownfields Program which has successfully managed several EPA Brownfield Assessment and Cleanup Grants and a current EPA Brownfields Revolving Loan Fund. The applicant will solicit the services of a grant manager for this Brownfields Cleanup Grant and anticipate including BRPC in such a solicitation. BRPC can provide project management, including providing planning and Brownfields expertise, conducting outreach to citizen groups and the business community, compliance with federal cross-cutting measures, and reporting.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Descriptions & Roles

Northern Berkshire Community Coalition (NBCC): is a non-profit organization, located in North Adams, whose mission is to improve the quality of life in northern Berkshire County by organizing, supporting, and empowering the community. NBCC will use their monthly forums as a venue to identify and discuss the impacts of brownfields sites, publicize brownfields activities, and assist the Town in providing information to affected populations.

Berkshire Scenic Railway Museum: the Berkshire Scenic Railway Museum is an all-volunteer, non-profit organization founded in 1984. Its mission is to preserve the history of railroading, particularly in the Berkshire Hills of Western Massachusetts. As an abutter to the site and a member of the community within the Target Area, the Berkshire Scenic Railway Museum will help to publicize the program, host presentations, and work with property owners.

Youth Center, Inc.: The Youth Center, Inc. was established in 1974 to serve youth, teens, adults, and families of Adams and the surrounding communities. Their mission is to provide social, educational and recreational opportunities, for the youth and families of Adams, Cheshire and Savoy, in a safe and nurturing setting. Youth Center, Inc. will help to publicize the program, host presentations, and serve as a liaison for the project.

Hoosic River Watershed Association (HooRWA): HooRWA is a citizens' group that looks after the river. They are dedicated to the restoration, conservation and enjoyment of the Hoosic River and its watershed, through education, research and advocacy. HooRWA envision a watershed that is ecologically sound and adds to the quality of life of its residents. HooRWA will help to publicize the program and serve as a liaison for the project

3.c.ii. Letters of Commitment: Current letters from all of the community organizations are attached.

3.d. Partnerships with Workforce Development Programs: There is no local environmental job training program. However, the Town of Adams will coordinate with BRPC, the Berkshire County Regional Employment Board, McCann Vocational Technical School, and the Massachusetts College of Liberal Arts to link members of the community to potential employment opportunities in brownfields cleanup and redevelopment. The Town will promote local hiring and will include provisions for hiring local contractors within all procurement to provide opportunities for experience in environmental cleanups and redevelopment.

4. Project Benefits

4.a. Welfare, Environmental, and Public Health Benefits

Welfare: This project will result in direct benefits to the community within the Target Area, which has been identified within the community need section as having a high percentage of families and individuals living in poverty. The impact on the former Hoosac Valley Coal & Grain property upon construction of the completed Park Design Project will be dramatic in terms of appearance, public safety, and public convenience. This project will result in the elimination of a prominent blight within the Target Area, as discussed within the community need section. The remaining two buildings are uniquely distinguished for their historic, vernacular, and functional use and are likely the only remaining example of their kind in Berkshire County. These prominent, historic features will become an attractive amenity and will be a transformative project for the area, eliminating a documented and very visible source of blight, and will enhance property values in the neighborhood.

Residents and visitors will immediately notice improvements to the quality and condition of public areas along Cook Street as well as infrastructure improvements such as parking and drainage throughout the site. The remediated site will include sidewalks and handicapped accessible ramps designed to meet both state and federal ADA Guidelines, provision of a Riverfront park serving both the neighborhood and users on the Ashuwillticook Rail Trail, and preservation of an iconic

historic structure in a highly visible location along Route 8, the Rail Trail, and the Hoosac Valley Service of the Berkshire Scenic Railway Museum. Specifically, the project will meet the following neighborhood and Town needs: 1) Elimination of a very visible blighting influence on the immediate neighborhood and the Route 8 target area; 2) Provide an attractive and safe parking and public park that is convenient to a large number of town residents, the majority of whom are low to moderate income; 3) Enhance neighborhood stability and increase in property values due to turning an unattractive, blighted site into an attractive amenity; 4) Preserve an historically interesting and unique building; and 5) Enhance the attractiveness of the downtown area and generally improving this gateway site along three major regional transportation and visitor facilities: state Route 8, the regional Ashuwillticook Rail Trail, and the Hoosac Valley Service operated by Berkshire Scenic Railway Museum, thereby promoting more visitors from outside of town to frequent Adams and its businesses, increasing economic activity in the downtown.

Environmental Benefits: The Site will be remediated to state standards as described within the Massachusetts Contingency Plan. The cleanup and redevelopment of the Site will result in the removal of petroleum products, asbestos, lead-based paint, PCBs, and lead and prevent the off-site migration of contaminants from reaching environmentally sensitive areas, namely the Hoosic River. The removal of these contaminants found at the Site will result in a significant reduction of threat to the environment, which includes:

- The removal of petroleum-derived contaminants, which constitute one of the most prevalent sources of environmental degradation in the industrialized world. Cleanup of the Site will result in the protection of the environment from petroleum products that are highly toxic to many organisms, including humans. Removal of petroleum would also eliminate the potential release of sulfur and nitrogen compounds, which are dangerous by themselves and can react with the environment to produce secondary poisonous chemicals.
- The removal of asbestos and lead-based paint from the building materials to eliminate a significant hazard to human, animal, and ecosystem health.
- The removal of PCBs in building materials (if warranted) before they are released into the Hoosic River thereby protecting the River from contamination that would not readily break down and could remain for long periods of time cycling between air, water, and soil. PCBs will not be released into the environment and the environment will be protected from the potential accumulation of PCBs in the leaves and above-ground parts of plants and food crops as well as small organisms and fish.

Public Health: The cleanup and redevelopment of the Site will remove the contamination on the Site that contributes to a sense of disinvestment, disregard and neglect. The cleanup of the Site and the creation of a public park will reduce the threat of exposure to the community within the Target Area and provide a public amenity for both passive and active recreation.

Through the successful completion of this project any potential threats to public health associated with the site will be addressed through the removal or sequestering of the contaminants. If contamination does pose an issue to people's health a strategy to address threats will be communicated to the public. Potential exposure routes including inhalation, ingestion and dermal contact will be addressed. The remediation of contamination from hazardous materials and petroleum products (e.g., gasoline, heating fuel, polycyclic aromatic hydrocarbons, asbestos and heavy metals) will result in reducing increased risks of cancer, harm to the immune system, reproductive system, nervous system, and endocrine system.

4.b. Economic and Community Benefits

The key economic and community benefits resulting from this project include increased property values and reduced burden on municipal services along with a visible investment in the community that will transform the immediate area, change perceptions, result in new business opportunities and improved economic development potential. This project will not only prevent the further decline of the Route 8 Corridor, but will visibly improve the area and provide a community amenity uniquely situated adjacent to two important recreational projects – the Ashuwillticook Rail Trail and the Berkshire Scenic Railway “Hoosac Valley Service”.

The new Hoosac Valley Service tourist trains are expected to bring 16,000 new visitors to the area when fully operational between the downtowns of the two communities. The new extension to the Ashuwillticook Rail Trail was recently completed and together will bring even more visitors to the town center. Once remediated and redeveloped into a public, riverfront park, the improved conditions at this highly visible site will have immediate benefits to the gateway to the town center. Transforming this property to public use as a park and eliminating the extremely blighted appearance of the property will erase the negative impact the project site has had on the neighborhood and the town center as a whole. Once remediated and developed, the park improvements will transform the site into an attractive public amenity that works to enhance the surrounding neighborhood while protecting the public investment of other economic development projects within the Target Area.

This project will take place at a critical juncture to ensure the viability of the Target Area as a commercial corridor and as a neighborhood for future generations. This project will stimulate economic development within the community by helping to revitalize the Route 8 corridor - the commercial and industrial spine of Adams that once provided hundreds of high-paying manufacturing jobs.

5. Programmatic Capability & Past Performance

5.a. Audits Findings

The Town of Adams has not had adverse audit findings with the administration of any grants since 2005. At that time, a compliance finding relating to the approval of a change order without sufficient detail and supportive documentation was issued. The Town immediately corrected the oversight, documenting that all work had been completed, inspected, and approved prior to payment being made for the work. The Town further certified that only the AIA payment form or invoices submitted on contractor letterhead will be deemed acceptable in the future.

5.b. Programmatic Capability

The Adams Community Development Department will be the responsible party for ensuring the completion of all administrative, technical, and financial requirements of the grant project. The Town intends to solicit the services of a grant manager for assistance in meeting the project management and reporting requirements of the grant and will include BRPC in such a solicitation. BRPC has extensive experience in managing EPA Brownfields grants and has assisted the Town with many community development projects. BRPC is currently serving as the grant manager for the Town’s Community-wide Assessment Grant and is assisting the Town to ensure compliance with all federal programmatic requirements. Melissa Provencher is the Environmental & Energy Program Manager and has been with the agency for eighteen years. She has closed out several successful Assessment grants including an ARRA-funded Coalition Assessment Grant.

The Community Development Department's Director, Donna E. Cesan, has over 30 years of community planning, development, and grants management experience. Ms. Cesan has managed the Town's Community Development Block Grant program (\$15 million) over the past 17 years. A member of the American Institute of Certified Planners, she has worked at state and local government levels in development review, program development and management, environmental planning, community and economic development, and as a planning consultant. Ms. Cesan has also been an active member of the Berkshire Brownfields Committee for the past nine years.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The Town will work with the grant manager, QEP, and EPA to track, measure and evaluate our progress in achieving project outcomes, outputs and project results. The Town will develop a Workplan for approval by EPA Region 1 which will outline anticipated outputs and outcomes. This information will be tracked in the quarterly and final reports. The Town will utilize the Assessment, Cleanup and Redevelopment Exchange System (ACRES) to report, document, and track information such as funding received, contamination present, acres cleaned up, acres redeveloped and funds leveraged. The Town will also work closely with our Project Officer to track, measure and evaluate our progress.

Anticipated outcomes include: 1 acre of land remediated, 1 acre of greenspace created, the creation of a public Riverfront park, minimizing exposure to petroleum products and hazardous materials, and reducing health and safety risks. Anticipated Outputs include: a signed contract with a QEP, 12 Quarterly reports and MBE/WBE reporting, a Community Relations Plan (CRP), Draft ABCA, Final ABCA, meeting minutes from public meetings, presentation materials and site fact sheets, a Site-Specific QAPP, RAM Plan, SMP Plan, technical specifications for hazardous building materials abatement and soil excavation and offsite recycling/disposal, a RAM Completion Report, and a Permanent Solution Report with an AUL.

5.d. Past Performance and Accomplishments

5.d.i. Currently Has Received an EPA Brownfields Grant

5.d.i.1. Accomplishments

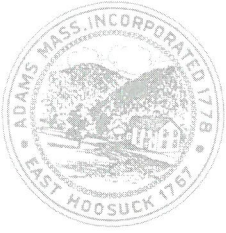
The Town of Adams has been awarded an FY16 EPA Brownfields Community-wide Assessment Grant (10/1/16 – 9/30/19). Assessment work under this grant is ongoing. Six sites, including the Hoosac Valley Coal & Grain property, have been identified and deemed eligible for funding. A site-specific QAPP has been developed and approved for the assessment at the Hoosac Valley Coal & Grain site. Additional work includes MCP compliance activities for 50 Commercial Street and a site visit is planned for the former Curtis Fine Papers site. At the time of the proposal submission, the outputs and outcomes are accurately reflected in the Assessment, Cleanup and Redevelopment Exchange System (ACRES). Assessment activities are ongoing and ACRES will continue to be updated accordingly.

5.d.i.2. Compliance with Grant Requirements

The Town is in compliance with the Workplan, schedule, and terms and conditions. The Town has procured the services of BRPC to serve as grant manager and the services of TRC Inc. to serve as the QEP. Progress toward achieving the expected results of the grant are being made in a timely manner. The sites have been entered into ACRES. Quarterly and annual reports have been submitted on time and the project is on schedule and within budget.

Narrative Proposal Attachments

Documentation of Committed Leveraged Resources



Town of Adams • Massachusetts 01220-2039

COMMUNITY DEVELOPMENT DEPARTMENT
DONNA E. CESAN, *Director*

TOWN HALL
8 Park Street - B16
Tel. (413) 743-8317
(413) 743-8318
Fax (413) 743-8309
e-mail: dcesan@town.adams.ma.us

November 16, 2017

EPA Region 1 – New England
Frank Gardner, Regional Brownfields Contact
5 Post Office Square
Suite 100, Mail code: OSRR7-2
Boston, MA 02109-3912

**RE: FY18 Town of Adams Brownfields Cleanup Grant
Hoosac Valley Coal & Grain Additional Project Funds**

Dear Mr. Gardner:

This correspondence is to document the additional funds to be directed to the Hoosac Valley Coal & Grain Redevelopment Project. The project site is the former “Hoosac Valley Coal & Grain property” located at 1 Cook Street. The historic grain elevator building on the property is a prominent landmark along the Route 8 corridor, the main highway connecting Pittsfield and North Adams with almost 18,000 vehicles per day. The property has a severely blighted appearance and it is uniquely situated bordering the Hoosic River and adjacent to two important recreational projects – the Ashuwillticook Rail Trail and the new “Hoosac Valley Service” offering tourist train excursions between downtown Adams and North Adams. The site’s blighted appearance and its proximity to these major investments make it an urgent need within this gateway to the Adams downtown.

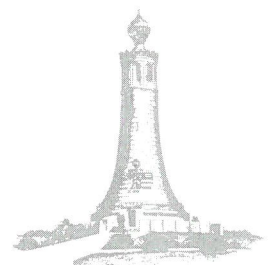
The Town has been awarded **\$50,000** in FY2017 CDBG funds from the MA Department of Housing & Community Development (see attached contract and budget sheets). The CDBG funds will be used to hire a landscape architect/engineer to develop conceptual and final designs and prepare bid-ready plans and specifications for a new riverfront park on the project site. Although the expected design fee is \$50,000 for the proposed “horizontal” design work, the Town has committed to address any shortfalls. The Town has also designated **\$39,854** of in-kind services to be contributed from DPW staff and the CD Director from existing Town budgets toward the design project. The Town is also committing **\$25,000** in existing funds to hire an architect to design proposed improvements to the former grain elevator building and the storage barn, both remaining historic structures on the site, as a complementary effort to the “horizontal” design work of the park proposed for funding under CDBG.

Thank you for your consideration of the Town’s proposal. We look forward to working with you on this important project. Please feel free to contact me if you have any questions.

Sincerely,

Donna E. Cesan, AICP
Director

“Home of Mt. Greylock”



COMMONWEALTH OF MASSACHUSETTS ~ STANDARD CONTRACT FORM



This form is jointly issued and published by the Executive Office for Administration and Finance (ANF), the Office of the Comptroller (CTR) and the Operational Services Division (OSD) as the default contract for all Commonwealth Departments when another form is not prescribed by regulation or policy. Any changes to the official printed language of this form shall be void. Additional non-conflicting terms may be added by Attachment. Contractors may not require any additional agreements, engagement letters, contract forms or other additional terms as part of this Contract without prior Department approval. Click on hyperlinks for definitions, instructions and legal requirements that are incorporated by reference into this Contract. An electronic copy of this form is available at www.mass.gov/osc under Guidance For Vendors - Forms or www.mass.gov/osd under OSD Forms.

| | | | |
|---|--------------------------|---|--------------------------|
| CONTRACTOR LEGAL NAME: Town of Adams (and d/b/a): | | COMMONWEALTH DEPARTMENT NAME: Department of Housing and Community Development MMARS Department Code: OCD | |
| Legal Address: (W-9, W-4, T&C): 8 Park Street, Adams, MA 01220 | | Business Mailing Address: 100 Cambridge Street, Suite 300, Boston, MA 02114 | |
| Contract Manager: Donna E. Cesan | | Billing Address (if different): | |
| E-Mail: dcesan@town.adams.ma.us | | Contract Manager: Julissa Tavaréz | |
| Phone: 413-743-8300 | Fax: 413-743-8309 | E-Mail: Julissa.Tavaréz@state.ma.us | |
| Contractor Vendor Code: VC6000191691 | | Phone: 617-573-1407 | Fax: 617-573-1460 |
| Vendor Code Address ID (e.g. "AD001"): AD001. (Note: The Address ID must be set up for EFT payments.) | | MMARS Doc ID(s): SCOD322018590400000 | |
| (Note: The Address ID must be set up for EFT payments.) | | RFR/Procurement or Other ID Number: CDBG NOFA | |

| | |
|---|--|
| <p style="text-align: center;"><u>x</u> NEW CONTRACT</p> <p>PROCUREMENT OR EXCEPTION TYPE: (Check one option only)</p> <p><input type="checkbox"/> Statewide Contract (OSD or an OSD-designated Department)</p> <p><input type="checkbox"/> Collective Purchase (Attach OSD approval, scope, budget)</p> <p><input checked="" type="checkbox"/> Department Procurement (includes State or Federal grants 815 CMR 2.00) (Attach RFR and Response or other procurement supporting documentation)</p> <p><input type="checkbox"/> Emergency Contract (Attach justification for emergency, scope, budget)</p> <p><input type="checkbox"/> Contract Employee (Attach Employment Status Form, scope, budget)</p> <p><input type="checkbox"/> Legislative/Legal or Other: (Attach authorizing language/justification, scope and budget)</p> | <p style="text-align: center;"><u> </u> CONTRACT AMENDMENT</p> <p>Enter Current Contract End Date <u>Prior</u> to Amendment: <u> </u>, 20<u> </u>.</p> <p>Enter Amendment Amount: \$ <u> </u>. (or "no change")</p> <p>AMENDMENT TYPE: (Check one option only. Attach details of Amendment changes.)</p> <p><input type="checkbox"/> Amendment to Scope or Budget (Attach updated scope and budget)</p> <p><input type="checkbox"/> Interim Contract (Attach justification for Interim Contract and updated scope/budget)</p> <p><input type="checkbox"/> Contract Employee (Attach any updates to scope or budget)</p> <p><input type="checkbox"/> Legislative/Legal or Other: (Attach authorizing language/justification and updated scope and budget)</p> |
|---|--|

The following **COMMONWEALTH TERMS AND CONDITIONS (T&C)** has been executed, filed with CTR and is incorporated by reference into this Contract.

☒ Commonwealth Terms and Conditions ☐ Commonwealth Terms and Conditions For Human and Social Services

COMPENSATION: (Check ONE option): The Department certifies that payments for authorized performance accepted in accordance with the terms of this Contract will be supported in the state accounting system by sufficient appropriations or other non-appropriated funds, subject to intercept for Commonwealth owed debts under 815 CMR 9.00.

☐ **Rate Contract** (No Maximum Obligation. Attach details of all rates, units, calculations, conditions or terms and any changes if rates or terms are being amended.)

☒ **Maximum Obligation Contract** Enter Total Maximum Obligation for total duration of this Contract (or **new** Total if Contract is being amended). **\$800,000.**

PROMPT PAYMENT DISCOUNTS (PPD): Commonwealth payments are issued through EFT 45 days from invoice receipt. Contractors requesting **accelerated** payments must identify a PPD as follows: Payment issued within 10 days % PPD; Payment issued within 15 days % PPD; Payment issued within 20 days % PPD; Payment issued within 30 days % PPD. If PPD percentages are left blank, identify reason: ☒ agree to standard 45 day cycle statutory/legal or Ready Payments (G.L. c. 29, § 23A); only initial payment (subsequent payments scheduled to support standard EFT 45 day payment cycle. See Prompt Pay Discounts Policy.)

BRIEF DESCRIPTION OF CONTRACT PERFORMANCE or REASON FOR AMENDMENT: (Enter the Contract title, purpose, fiscal year(s) and a detailed description of the scope of performance or what is being amended for a Contract Amendment. Attach all supporting documentation and justifications.) To provide town center infrastructure improvements and **design for the Hoosac Valley Park.**

ANTICIPATED START DATE: (Complete ONE option only) The Department and Contractor certify for this Contract, or Contract Amendment, that Contract obligations:

☐ 1. may be incurred as of the Effective Date (latest signature date below) and **no** obligations have been incurred **prior** to the Effective Date.

☐ 2. may be incurred as of , 20 , a date **LATER** than the Effective Date below and **no** obligations have been incurred **prior** to the Effective Date.

☒ 3. were incurred as of July 1, 2017, a date **PRIOR** to the Effective Date below, and the parties agree that payments for any obligations incurred prior to the Effective Date are authorized to be made either as settlement payments or as authorized reimbursement payments, and that the details and circumstances of all obligations under this Contract are attached and incorporated into this Contract. Acceptance of payments forever releases the Commonwealth from further claims related to these obligations.

CONTRACT END DATE: Contract performance shall terminate as of June 30, 2020, with no new obligations being incurred after this date unless the Contract is properly amended, provided that the terms of this Contract and performance expectations and obligations shall survive its termination for the purpose of resolving any claim or dispute, for completing any negotiated terms and warranties, to allow any close out or transition performance, reporting, invoicing or final payments, or during any lapse between amendments.

CERTIFICATIONS: Notwithstanding verbal or other representations by the parties, the "**Effective Date**" of this Contract or Amendment shall be the latest date that this Contract or Amendment has been executed by an authorized signatory of the Contractor, the Department, or a later Contract or Amendment Start Date specified above, subject to any required approvals. The Contractor makes all certifications required under the attached Contractor Certifications (incorporated by reference if not attached hereto) under the pains and penalties of perjury, agrees to provide any required documentation upon request to support compliance, and agrees that all terms governing performance of this Contract and doing business in Massachusetts are attached or incorporated by reference herein according to the following hierarchy of document precedence, the applicable Commonwealth Terms and Conditions, this Standard Contract Form including the Instructions and Contractor Certifications, the Request for Response (RFR) or other solicitation, the Contractor's Response, and additional negotiated terms, provided that additional negotiated terms will take precedence over the relevant terms in the RFR and the Contractor's Response only if made using the process outlined in 801 CMR 21.07, incorporated herein, provided that any amended RFR or Response terms result in best value, lower costs, or a more cost effective Contract.

| | |
|---|--|
| AUTHORIZING SIGNATURE FOR THE CONTRACTOR: X: <u>[Signature]</u> Date: <u>9/19/17</u> (Signature and Date Must Be Handwritten At Time of Signature) Print Name: <u>John E. Duval</u> Print Title: <u>Chairman, Board of Selectmen</u> | AUTHORIZING SIGNATURE FOR THE COMMONWEALTH: X: <u>[Signature]</u> Date: <u>9.20.17</u> (Signature and Date Must Be Handwritten At Time of Signature) Print Name: <u>Louis Martin</u> Print Title: <u>Associate Director</u> |
|---|--|

MASSACHUSETTS CDBG PROGRAM
Budget Summary Sheet - FY 2017

| PROGRAM/PROJECT/ACTIVITY | | CDBG FUNDS (\$) | OTHER FUNDS |
|--------------------------|---|------------------|------------------|
| 1 | PROPERTY ACQUISITION | \$0 | \$0 |
| 2 | CLEARANCE/DEMOLITION | \$0 | \$0 |
| 3 | RELOCATION (Permanent) | \$0 | \$0 |
| 4 | HOUSING REHABILITATION | | |
| A | Program Delivery | \$0 | \$0 |
| B | Unit Development/Creation | \$0 | \$0 |
| C | Rehabilitation Loans/Grants | \$0 | \$0 |
| D | Other | \$0 | \$0 |
| 5 | COMMUNITY ECONOMIC DEVELOPMENT | | |
| A | Program Delivery | \$0 | \$0 |
| B | Acquisition | \$0 | \$0 |
| C | Commercial Improvements (Signs/Facades) | \$0 | \$0 |
| D | Assist to For-profits (formally Sm. Business Assist.) | \$0 | \$0 |
| E | Infrastructure or Streetscape Improvements | \$0 | \$0 |
| F | Planning | \$0 | \$0 |
| M | Other | \$0 | \$0 |
| N | Micro enterprise Assistance | \$0 | \$0 |
| 6 | PUBLIC FACILITIES/INFRASTRUCTURE | | |
| A | Program Delivery | \$52,001 | \$0 |
| B | Streets and Sidewalks | \$0 | \$0 |
| C | Parks and Recreation | \$0 | \$0 |
| D | Neighborhood Facilities | \$0 | \$0 |
| E | Parking | \$604,318 | \$156,478 |
| F | Water | \$0 | \$0 |
| G | Sewer | \$0 | \$0 |
| H | Drainage | \$36,440 | \$20,760 |
| I | Architectural Barriers | \$0 | \$0 |
| J | Other | \$14,500 | \$56,000 |
| K | Design only (architectural and engineering) | \$50,000 | \$98,750 |
| 7 | PLANNING | \$0 | \$0 |
| 8 | PUBLIC SOCIAL SERVICES | | |
| A | Program Delivery | \$0 | \$0 |
| B | Program Costs | \$0 | \$0 |
| 9 | GENERAL ADMINISTRATION | \$42,741 | \$0 |
| | TOTAL PROGRAM COSTS | \$800,000 | \$331,988 |

Letters of Commitment from Community Organizations



Northern Berkshire Community Coalition

November 14, 2017

Donna Cesan, Community Development Director
Town of Adams
Town Hall, 8 Park Street
Adams, MA 01220

Dear Ms. Cesan:

I am writing to lend the support of the Northern Berkshire Community Coalition (nbCC) to the Town of Adams' application to the EPA for a Brownfields Cleanup Grant to remedy the Hoosac Valley Coal & Grain property. This project's outcomes will be beneficial for the Town Of Adams, and the region, in terms of environmental cleanup and the redevelopment of the site as a public riverfront park.

nbCC was formed in 1986, responding to the closure of Sprague Electric in North Adams and the resulting loss of nearly 4000 manufacturing jobs. The northern Berkshire region continues to recover from the loss and it's economic and social impact. nbCC's mission is to empower the northern Berkshire region to enhance the quality of life through our efforts at connecting, convening, and supporting all facets of the community.

While nbCC is not in a position to provide financial resources to the project, we are uniquely qualified and, as a community-based organization, will provide support to this initiative in the following ways:

- Provide our monthly community forum, averaging 85 community residents and human service providers per meeting, as a platform for updates to the community regarding the project
- Publicize information, provided to us, regarding the Brownfields Cleanup activities and updates through our e-newsletter (with a distribution of 1,500+)
- Assist the Town of Adams in providing information to affected neighborhoods through the volunteer efforts of Community Outreach Volunteer cohort, as requested.

In short, nbCC supports this project and will help the Town of Adams, as outlined above. Please do not hesitate to contact me if you have questions.

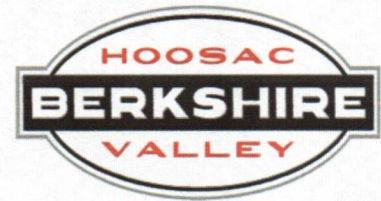
Sincerely,

A handwritten signature in blue ink, appearing to read 'Amber Besaw', is written over a printed name and title.

Amber Besaw
Executive Director



P.O. Box 2195, Lenox, Massachusetts 01240



November 15, 2017

Donna E. Cesan, AICP
Adams Community Development Director
8 Park Street
Adams, MA 01220

RE: Hoosac Valley Coal & Grain; 2017 EPA Cleanup Grant Application

Dear Ms. Cesan:

The Berkshire Scenic Railway Museum strongly supports the Town of Adams' effort to create a new park and preserve the iconic Hoosac Valley Coal and Grain building (grain elevator and feed store) on Cook Street, immediately adjacent to the railroad tracks extended in the summer of 2017 for tourist train use.

The Coal & Grain building is a rare surviving example of the types of local businesses which were served by and existed due to the Adams Branch of the Boston & Maine Railroad. This building will be highlighted in the narration of the "Hoosac Valley Service," our tourist train excursions between Adams and North Adams and we hope that we will be able to use it and the surrounding park as an interpretive center in the future.

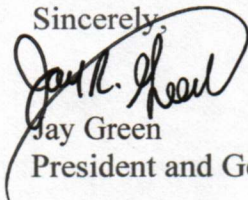
The Berkshire Scenic Railway Museum is operating the Hoosac Valley Service on the rail line between Adams and North Adams. In our first season operating the Service, we had 9,600 riders with only minimal marketing. The popularity was such (our Fall Foliage trains and the "*Tinseliner*" trains during the holiday season were completely sold out) that we are adding a second car this year in order to accommodate more riders. These riders in turn spend time and money in the downtowns while they are visiting and many are spending a night or two as part of their visit. We make it a point to inform our riders of local restaurants and shops in hopes that they will not only spend a little money riding our trains but a lot more in the two host communities -Adams and North Adams. We expect that when we are in full operation and with sufficient marketing, we will exceed our previous record operating in southern Berkshire of 16,000 riders per year. Our patrons are primarily visitors from outside the region, although our tourist train provides a very affordable, fun and different experience for residents.

We hope that the EPA will award to the Town the requested Brownfields Cleanup funding to remediate the former Hoosac Valley Coal & Grain property so that it can be redeveloped into a new park, while saving the historic grain elevator structure. We look forward to working with the Town both to incorporate the building into our educational efforts but ultimately to use it for programming and events by our organization. BSRM offers to support the Adams Brownfields Cleanup Project in the follow ways:

- Include project updates and benefits in on-board train narration.
- Post project milestones/updates in our Membership Newsletter.
- Participate in any public outreach forums, if requested.

We are excited to be working with the Town on this important project. If you have any questions regarding BSRM's involvement in or support for the project, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Green", with a large, stylized flourish extending from the end of the signature.

Jay Green

President and General Superintendent



Serving the communities of Adams, Cheshire & Savoy
P.O. Box 461, 20 East Street, Adams, MA 01220
Phone: (413) 743-3550 Fax: (413) 743-9550
www.youthcenterinc.org

November 14, 2017

Board of Directors:

Chair

Edmund R. St. John, IV
Attorney

Vice-Chair

Andre Charbonneau
Adams Community Bank

Treasurer

Jillian St. John
Williams College

Clerk

Lisa Odvar
Adams Community Bank

Gerald Girard
CW Construction

Ryan Belanger
Miss Halls School

Lauren Schutz
Berkshire Health Systems

Jake Schutz
Mt. Greylock Regional HS

Greg Charon
Adams Police Dept.

Joseph Johnson
General Dynamics

Linda Cernik
Northern Berkshire Solid
Waste Management

Donna Cesan, Community Development Director
Town of Adams
Town Hall, 8 Park Street
Adams, MA 01220

RE: Town of Adams Brownfields Cleanup Grant Application

Dear Ms. Cesan,

I am writing to lend my organization's support to the Town of Adams application to conduct a Brownfields Cleanup Project at the Hoosac Valley Coal & Grain property. The remediation of this site will reduce the risk of exposure to local residents and youths. The project will improve the welfare of the residents who live here and allow for the site to be developed as a public park which will benefit the community at large. We believe very strongly in fostering positive relationships among local businesses and the Town.

The Youth Center, Inc. was established in 1974 to serve youth, teens, adults, and families of Adams and the surrounding communities by the efforts of Harold Levesque and the Adams Lions Club. The goal of the Youth Center is to promote comprehensive, individual development through community-based educational, recreational and supportive activities to families and youth of the community. Age-appropriate, educational activities are designed to help with each child's healthy development. Staff also performs weekly outreach at the schools in Adams, Cheshire and Savoy, offering activities in reading, science, visual and performing arts, as well as a variety of other age appropriate activities designed to help with each child's healthy development.

While the Youth Center is not in a position to provide financial resources to the project, we are uniquely qualified and as a community-based organization, we will provide support to this initiative in the following ways:

- Host public meetings or outreach forums in our East Street building
- Post public meetings and input sessions at our center
- Highlight the project's progress on our website

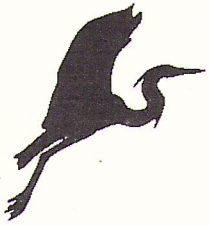
Please consider the Town of Adams' grant application worthy of funding so that the Town and its residents can move forward with the cleanup and redevelopment of this prominent property.

Sincerely,

Edmund R. St. John, IV

Director

Sonia DiSanti



Hoosic River Watershed Association

November 10, 2017

Donna Cesan, Community Development Director
Adams Town Hall
8 Park Street
Adams, MA 01220

SUBJECT: Application of the Town of Adams to Environmental Protection Agency (EPA) Brownfields Cleanup Program for Hoosac Valley Coal & Grain; Support and Commitment by the Hoosic River Watershed Association.

Dear Ms. Cesan:

The Hoosic River Watershed Association offers its support to the Town of Adams application to the EPA for a Brownfields Cleanup Grant to cleanup the Hoosac Valley Coal & Grain property. The project will have important beneficial results for the Town and the region in terms of cleanup implications and the redevelopment of the site as a public riverfront park.

HoorWA is a citizens' group that is dedicated to the restoration, conservation and enjoyment of the Hoosic River and its watershed, through education, research and advocacy. The cleanup of the Hoosac Valley Coal & Grain site furthers all of these aspects of our mission by connecting with a riverside parcel, preventing further contamination of the river and providing for public enjoyment and access to the river. We are actively pursuing the creation of a "river trail" that would provide just such green spots along the length of the river in New York, Vermont and Massachusetts.

We commit to fostering community involvement, both locally and in the greater Hoosac Valley. We will use our newsletter, social media and website to keep the public informed and urge participation in the planning. We will include the park in our maps and lists of riverside greens as part of our Hoosic River Trail.

Please feel free to contact HoorWA's President, Andrew Kawczak, or Steve McMahon, Executive Director, with any questions about HoorWA's commitment to this project.

Sincerely,

Steve McMahon
Executive Director

Threshold Criteria Responses and Attachments

Threshold Criteria for Cleanup Grants

1. Applicant Eligibility

The Town of Adams is a General Purpose Unit of Local Government as defined under 40 CFR Part 31.

2. Site Ownership

The Town of Adams owns fee simple title to the property located at 1 Cook Street, Adams, MA (“Site”). Please see the attached Judgment in Tax Lien Case dated July 16, 2015 and the Instrument of Taking dated August 24, 2012.

3. Basic Site Information

- (a) The name of the Site is “Hoosac Valley Coal & Grain”
- (b) The address of the Site is 1 Cook Street, Adams, MA 01220
- (c) The Town of Adams is the current owner of the Site.
- (d) Not Applicable – the Town of Adams has already acquired ownership of the Site.

4. Status and History of Contamination at the Site

- (a) The Site is contaminated with petroleum and hazardous materials.
- (b) The Site was historically used as a storage and retail facility for coal, grain, hay, and wood since the early 1900s and additionally functioned as a fuel distributor from the 1950s until 1982. The Site is currently vacant.
- (c) The environmental concerns include petroleum contaminated soil, likely petroleum contaminated groundwater, and likely hazardous building materials (asbestos, lead-based paint, and/or PCBs).
- (d) The site became contaminated through inadvertent releases of No. 2 fuel oil from three former 10,000-gallon above-ground storage tanks during site use as a fuel distribution facility and from an abandoned gasoline underground storage tank, and from uses of asbestos and other hazardous building materials.

5. Brownfields Site Definition

- (a) The Site is not listed or proposed for listing on the National Priorities List.
- (b) The Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- (c) The Site is not subject to the jurisdiction, custody, or control of the United States Government.

6. Environmental Assessment Required for Cleanup Proposals

An equivalent Phase II draft site assessment report has been completed. Initial subsurface investigation activities were conducted at the Site in 1996 which included test pit excavations, soil boring and monitoring well installations, soil and groundwater sampling, and excavation and offsite disposal of 147 tons of petroleum contaminated soil. An equivalent Phase II ESA report included a Limited Removal Action and Response Action

Outcome Statement [Report] prepared by Rizzo Associates, dated March 1, 1997. More recent Phase II ESA work at the Site was conducted in November 2017 by TRC under the Town of Adams 2016 EPA Brownfields Assessment Grant program which included conducting a geophysical survey, the installation of 15 soil borings, the collection of 45 soil samples, the installation of an additional groundwater monitoring well, and conducting a hazardous building materials survey.

7. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which brownfields funding is sought. There is an Activity and Use Limitation on the Site and the site and MADEP has not identified any violations of the requirements applicable to the AUL during AUL Audit Field Inspections.

8. Sites Requiring a Property-Specific Determination

The Site does not require a property-specific determination to be eligible for federal funding.

9. Site Eligibility and Property Ownership Eligibility

(a) Property Ownership Eligibility - Hazardous Sites

(1) CERCLA §107 Liability

The Town did not own or operate a facility at the time of disposal of a hazardous substance, did not arrange for the treatment or disposal of hazardous substances, or accept hazardous substances for transport to disposal or treatment facilities at the site. The Town is eligible for CERCLA liability protections under the exclusion for state or local governments that involuntarily acquire property (CERCLA §101(20)(D)).

(2) Information on Liability and Defenses/Protections

a. Information on Property Acquisition

- (i) The Town of Adams acquired the Site for non-payment of taxes through a Tax Lien Judgment.
- (ii) The Site was acquired on July 16, 2015.
- (iii) The Town owns the Site through fee simple title and has sole ownership of the Site.
- (iv) The Site was taken for non payment of taxes assessed to Hoosac Valley Coal & Grain Corp.
- (v) There are no familial, contractual, corporate, or financial relationships or affiliations between the Town and prior owners/operators of the property.

b. Timing and/or Contribution Toward Hazardous Substances Disposal

All disposal of hazardous substances at the site occurred before the Town acquired the property. The Town did not cause or contribute to any release of hazardous substances at the Site. The Town has not, at any time, arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.

c. Pre-Purchase Inquiry

An ASTM E 1527-13 Phase I ESA was conducted by TRC Environmental in March 2015.

d. Post-Acquisition Uses

The property has not been in use since the Town acquired the Site and remains vacant. The Town has contracted with TRC Environmental to conduct a Phase II ESA through funding from an EPA Community-wide Assessment Grant awarded to the Town. The Town has provided access to the Site and remaining buildings and has cleared areas to allow for the installation of subsurface wells.

e. Continuing Obligations

The Town has gated the Site which is also fenced along the boundaries between the Ashuwillticook Trail and the Hoosac River and the Town has taken appropriate action to:

- (i) Stop any continuing releases;
- (ii) Prevent any threatened future release; and
- (iii) Prevent or limit exposure to any previously released hazardous substance.

The Town commits to:

- (i) Comply with all land-use restrictions and institutional controls;
- (ii) Assist and cooperate with those performing the cleanup and provide access to the property;
- (iii) Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- (iv) Provide all legally required notices.

(b) Property Ownership Eligibility - Petroleum Sites

(1) Information Required for a Petroleum Site Eligibility Determination

a. Current and Immediate Past Owners

The Town of Adams is the current owner, and Mountain One Bank is the immediate past owner.

b. Acquisition of Site

The Town of Adams acquired the Site for non-payment of taxes on July 16, 2015 through a Tax Lien Judgment.

c. No Responsible Party for the Site

- (i) Neither the current nor the immediate past owner dispensed or disposed of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site;
- (ii) Neither the current nor the immediate past owner owned the site when any dispensing or disposal of petroleum (by others) took place; and
- (iii) The current and the immediate past owner took reasonable steps with regard to the contamination at the site.

d. Cleaned Up by a Person Not Potentially Liable

The Town of Adams (the applicant) did not dispense or dispose of petroleum or petroleum product, or exacerbate the existing petroleum contamination at the site, and took reasonable steps with regard to the contamination at the site, including pursuit of further environmental assessment.

e. Relatively Low Risk

The site is “relatively low risk” compared to other petroleum or petroleum product-only contaminated sites in the state. The Site is not recipient of Leaking Underground Storage Tank (LUST) fund monies.

f. Judgments, Orders, or Third Party Suits: No responsible party (including the applicant) is identified for the site, through either:

- (i) a judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or
- (ii) an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or
- (iii) a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.

g. Subject to RCRA

The site is not subject to any order under section 9003(h) of the Solid Waste Disposal Act.

h. Financial Viability of Responsible Parties

Neither the current nor immediate past owners identified are responsible for the contamination at the site.

10. Cleanup Authority and Oversight Structure

- (a) The Site is currently enrolled in the Massachusetts Contingency Plan (“MCP”) and will be cleaned up in accordance with the requirements of the MCP. The MCP is the Commonwealth’s cleanup program created under Massachusetts General Law Chapter 21E. Mass DEP oversees the MCP and will provide technical assistance, oversight and review of all cleanup activities at the Site. Release Tracking Number 1-11501 is associated with the site.
- (b) Access to adjacent or neighboring properties is not anticipated to conduct cleanup response activities at the Site, with the possible exception of accessing the adjacent Ashuwillticook Rail Trail. The Ashuwillticook Rail Trail is maintained by the Town of Adams under an agreement with the MA Department of Conservation and Recreation; therefore, the Town already has access to the Site from this abutting property.

11. Community Notification

(a) Draft Analysis of Brownfield Cleanup Alternatives

The applicant allowed the community an opportunity to comment on the draft proposal, including an attached draft Analysis of Brownfield Cleanup Alternatives (ABCA). The draft ABCA(s) briefly summarized information about:

- the site and contamination issues, cleanup standards, and applicable laws;
- the cleanup alternatives considered (for each alternative and the alternative chosen include information on the effectiveness, the ability of the grantee to implement, the resilience to address potential adverse impacts caused by extreme weather events, the cost, and an analysis of the reasonableness); and
- the proposed cleanup.

(b) Community Notification Ad

The Town of Adams provided the community, including those within the Target Area, with notice of its intent to apply for an EPA Cleanup Grant on November 1, 2017. The notice indicated that the Town of Adams is seeking public comment on the draft proposal and draft ABCA and that copies of the draft proposal and draft ABCA are available at the Adams Town Hall Office of Community Development. The advertisement also announced that a public meeting would be held in conjunction with a meeting of the Board of Selectmen on November 8, 2017 at 7PM, during which public comments will be accepted. The public were able to submit comments in person, via telephone or e-mail.

(c) Public Meeting

On November 8, 2017 at 7PM, the Town of Adams accepted public comments on the draft proposal and draft ABCA. The members of the Select Board had several questions about the project that were asked during the meeting. The Town's LSP was there to provide detailed information in response to their queries. There was one member of the public who noted that he had been employed by the previous owner of the Site. He talked with Community Development staff, the QEP, and BRPC staff before and after the meeting. He expressed his support for the project and provided information as to the types of coal sold, typical activities on site, the location of storage tanks and suspected spills. He also provided his contact information should there be any follow-up questions.

(d) Submission of Community Notification Documents

A copy of the draft ABCA, the public notice and solicitation for comments on the proposal, and minutes from the November 8, 2017 meeting are attached. The response to comments is described above under 11(c) and within the minutes.

12. Statutory Cost Share (See also IV.E. on Leveraging)

- (a) Town of Adams will provide a combination of in-kind services and direct financial contributions amounting to \$40,000. Such funds will be used to complete eligible and allowable programmatic activities under the grant.
- (b) The Town of Adams is not seeking a cost share waiver.

Documentation of Site Ownership

{SEAL}

**COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT**

Case No.: 13 TL 147331



2015 00004332

Bk: 1572 Pg: 673 Doc: JUD NB

Page: 1 of 1 07/30/2015 10:34 AM

JUDGMENT IN TAX LIEN CASE**Town of Adams****vs.****Hoosac Valley Coal & Grain Corp.**

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Adams in Berkshire County and said Commonwealth:

| <u>Land Type</u> | <u>Tax Taking Date</u> | <u>Book No.</u> | <u>Page No.</u> | <u>Document No.</u> | <u>Certificate of Title No.</u> |
|------------------|------------------------|-----------------|-----------------|---------------------|---------------------------------|
| Recorded | 08/24/2012 | 1487 | 720 | | |

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: July 16, 2015

(THIS INSTRUMENT NOT VALID UNLESS RECORDED WITHIN 60 DAYS OF THE TAX TAKING)

STATE TAX FORM 301

INSTRUMENT OF TAKING



2012 00006161

Bk: 1487 Pg: 720 Doc: TAKE N8

Page: 1 of 1 09/12/2012 02:51 PM

THE COMMONWEALTH OF MASSACHUSETTS

ADAMS

NAME OF CITY OR TOWN

OFFICE OF THE TAX COLECTOR

I, Holly M Denault Collector of Taxes for the Town ofADAMS, pursuant and subject to the provisions of General Laws, Chapter 60, Sections 53

and 54, hereby take for said town the following described land:

DESCRIPTION OF LAND

Land in the Town of Adams with buildings or structures thereon located at 1 COOK ST., identified on the Adams Assessors as Map 109 Parcel 317 containing 1.09 acres more or less: further described in the Northern Berkshire Registry of Deeds Book 727 Page 641.

Said land is taken for non-payment of taxes as defined in Section 43 of said Chapter 60 assessed thereon to: HOOSAC VALLEY COAL AND GRAIN CORP. for the years 2010 through 2012 which were not paid within fourteen days after demand therefor made upon HOOSAC VALLEY COAL AND GRAIN CORP. on August 8th, 2012 and now remain unpaid together with interest and incidental expenses and costs to the date of taking in the amounts hereinafter specified, after notice of intention to said land given as required by law.

| | |
|--------------------------------|-------------|
| TAXES REMAINING UNPAID | \$11,391.64 |
| INTEREST TO THE DATE OF TAKING | \$ 2,561.53 |
| INCIDENTAL EXPENSES AND COSTS | \$ 159.40 |
| SUM FOR WHICH LAND IS TAKEN | \$14,112.57 |

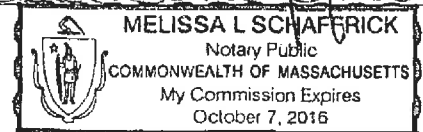
WITNESS my hand and seal the 24 day of August 2012
(DATE OF TAKING)

Holly M DenaultCollector of Taxes for the Town of Adams

THE COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS.August 24, 2012

Then personally appeared the above named Holly M Denault and acknowledged the foregoing instrument to be his free act and deed as Collector of Taxes, before me, Melissa Schafferick

My commission expires 10-7-2016

_____, 20____, at _____ o'clock and _____ minutes _____ M.
Received and entered with _____ Registry of Deeds,
Book _____, Page _____ Document No. _____, Certificate of Title No. _____

Town of ADAMS (Bk*)
8 Park St
ADAMS, MA 01224
R

END OF DOCUMENT

Northern Berkshire Registry of Deeds

THIS FORM APPROVED BY THE DEPARTMENT OF REVENUE

Attest: _____ Register

Petroleum Eligibility Determination



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Matthew A. Beaton
Secretary

Martin Suuberg
Commissioner

August 18, 2017

U.S. EPA New England
Brownfields Project Officer
Attn: Jim Byrne
5 Post Office Square, Suite 100
Boston, MA 02109-3912
Mailcode OSRR07-2

Subject: **STATE PETROLEUM ELIGIBILITY DETERMINATION**
Former Hoosac Valley Coal and Grain, 1 Cook Street, Adams, Massachusetts

Dear Mr. Byrne:

The Massachusetts Department of Environmental Protection (MassDEP) has been requested by the Town of Adams to make a determination as to whether the property listed above ("site" or "property") meets the definition of a Brownfield site and whether it is eligible to use U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant funding, which was received during EPA's FY16 Petroleum Site Assessment grant round. The site is currently owned by the Town of Adams, which acquired the property in 2015 from Mountain One Bank. Mountain One Bank, who owned the property between 2012 to 2015, acquired the property from the Hoosac Valley Coal & Grain Corporation. The property was historically used as a storage and retail facility for coal, grain, hay, and wood as well as a fuel distributor from the 1950s until 1982. Three 10,000-gallon, No. 2 fuel oil aboveground storage tanks (ASTs) were in service at the site during this time. The ASTs were out-of-service in 1982 and later removed from the site in 1996. The site is currently vacant; however, several buildings, including a coalbunker, grain elevator, and feed store, occupy the site. The Town of Adams intends to redevelop the site into a park and recreation area.

Documented petroleum contamination exists under MassDEP Release Tracking Number (RTN) 1-11501 due to the release of No. 2 fuel oil in 1996. A Class A-3 Response Action Outcome Statement with an Activity and Use Limitation (AUL) was submitted to MassDEP in July 1997 indicating that No Significant Risk (NSR) has been achieved, contamination was not reduced to background levels, and restrictions are necessary to limit the exposure to remaining petroleum contamination at the site in order to maintain NSR. A 2015 ASTM Phase I report identified several recognized environmental conditions, including a potentially present historical underground storage

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.

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tank, a 1970s spill of fuel oil (approximately 15,000 gallons), and the potential presence of coal ash. Additional assessment is necessary to fully evaluate the extent of contamination.

EPA requires that MassDEP make a determination that any petroleum-contaminated site seeking to use EPA Brownfield Assessment Grant funding meets certain eligibility requirements. MassDEP is following EPA guideline criteria for eligibility determinations.

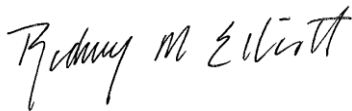
After a review of available records and the information provided by the Town of Adams, MassDEP has compiled the following information:

1. Petroleum contamination is documented at the site and tracked under RTN 1-11501. The current owner of the property, the Town of Adams, and the immediate previous owner of the property, Mountain One Bank, are not viable and not liable based on EPA guidelines.
2. Although known petroleum contamination resulting in a reportable release to MassDEP has been documented for the site, the site is not currently being assessed or cleaned up using Leaking Underground Storage Tank (LUST) funds, nor is it subject to a response under the Oil Spill Act. For these reasons, the site is a "relatively low risk" site as defined by EPA.
3. Neither the applicant/owner (the Town of Adams), nor the immediate previous owner (Mountain One Bank) have dispensed or disposed of or owned the property during the dispensing or disposal of petroleum. In addition, available information indicates that the applicant/owner and the immediate previous owner did not exacerbate potential contamination.
4. There are no Judgments, Orders, or Third Party Suits that identify and require a responsible party to assess, investigate, or cleanup this property.
5. This property is not subject to any order under §9003(h) of the Resource Conservation and Recovery Act (RCRA).

Therefore, based on the above information, MassDEP has determined that the property meets the requirements set forth by the EPA for a **positive petroleum eligibility determination**.

I hope that this information is helpful, and please feel free to contact me directly at 617-292-5523 if you have any questions or concerns.

Sincerely,



Rodney Elliott
Brownfields Coordinator, Bureau of Waste Site Cleanup

cc: Donna Cesan – Town of Adams
Tom Biolsi, TRC Environmental
Melissa Provencher, BRPC
Caprice Shaw, Brownfields Coordinator, DEP-WERO

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Government Meeting Calendar

November 2017

◀ November 2017 ▶

[Table](#) [Print](#) [List](#)November ▼ 2017 ▼

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|--|--|--|--|--|----------|
| 29 | 30 | 31 | 01 | 02 | 03 | 04 |
| | ACRSD Audit & Evaluation Sub-Committee Meeting at 5:30 PM | | Board of Health Public Hearing at 4:00 PM | Traffic Commission Public Meeting at 2:00 PM | Adams Housing Authority Board of Commissioners Special Meeting at 9:00 AM | |
| | ACRSD School Committee Regular Meeting at 6:30 PM | | Board of Selectmen Workshop Meeting at 6:30 PM | Berk. Regional Planning Commission Executive Committee Meeting at 4:00 PM | | |
| | Planning Board Workshop Meeting at 7:00 PM | | Board of Selectmen Regular Meeting at 7:00 PM | | | |
| 05 | 06 | 07 | 08 | 09 | 10 | 11 |
| | ACRSD Regional Agreement Amendment Committee Meeting at 6:30 PM | Special State Election at 7:00 AM | Cemetery Commission Public Meeting at 4:00 PM | CANCELLED - Adams Housing Authority Board of Commissioners Regular Meeting at 9:00 AM | | |
| | | | Adams Suffrage Centennial Celebration Committee at 6:00 PM | CANCELLED - N.B. Solid Waste Management District Meeting at 7:00 PM | | |
| | | | Notice of Intent to Apply for EPA Cleanup Grant Public Meeting at 7:00 PM | | | |
| | | | Board of Selectmen Regular Meeting at 7:00 PM | | | |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| | ACRSD School Committee Regular Meeting at 6:30 PM | Board of Selectmen Budget Sub-Committee Meeting at 4:30 PM | BOS Licensing Sub-committee Meeting at 5:30 PM | Adams Housing Authority Board of Commissioners Regular Meeting at 9:00 AM | | |
| | | Board of Selectmen Personnel Sub-Committee Meeting at 5:30 PM | Board of Selectmen Meeting at 7:00 PM | Conservation Commission Meeting at 6:30 PM | | |
| | | Zoning Board of Appeals Public Hearing at 6:00 PM | | NB Vocational Regional School District School Committee Meeting at 7:00 PM | | |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| | | | | | | |
| 26 | 27 | 28 | 29 | 30 | 01 | 02 |
| | | | | | | |
| 03 | 04 | 05 | 06 | 07 | 08 | 09 |
| | | | | | | |

**TOWN OF ADAMS
NOTICE OF INTENT TO APPLY FOR EPA CLEANUP GRANT
PUBLIC MEETING**

The Town of Adams intends to submit a proposal for an EPA Brownfields Cleanup Grant in order to conduct cleanup activities at the vacant parcel at 1 Cook Street (the former "Hoosac Coal and Grain" property) in Adams, Massachusetts. The Adams Board of Selectmen will conduct a public meeting regarding the proposal. The meeting will be held on **Wednesday, November 8, 2017 at 7:00 PM** in the Selectmen's Meeting Room, Adams Town Hall.

The meeting is being held to solicit public comments and to discuss the draft proposal and draft Analysis of Brownfields Cleanup Alternatives (ABCA). Public comments may also be submitted via email to dcesan@town.adams.ma.us.

Copies of the draft proposal and draft ABCA will be available on November 2, 2017 and may be obtained at the Adams Community Development, Town Hall, 3rd Floor, 8 Park Street, Adams, Massachusetts 01220 during regular business hours, M-Th, 8:30 AM to 5:00 PM.

Any person or organization having questions or comments concerning the Town's proposal to the EPA Brownfields Cleanup Grant program, or proposed activities will have an opportunity to be heard. All interested citizens and organizations are urged to attend.

Persons who require special accommodations should contact the Town at least three (3) days prior to the meeting date, at 413-743-8300 ext. 127.

RECEIVED-POSTED
17 NOV - 1 PM 3:40
TOWN CLERK
ADAMS MASS.
CLERK

TOWN OF ADAMS, MASSACHUSETTS
ADAMS TOWN HALL BUILDING, 1st FLOOR, ADAMS, MA 01220

BOARD OF SELECTMEN MEETING MINUTES 11/08/17

CALL TO ORDER: Meeting was called to order by Chairman Duval at 7:00 p.m. Members Hoyt and Nowak were present as well as Town Administrator Mazzucco.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF MINUTES: October 18, 2017 Regular Meeting Minutes were presented for approval. Move by Member Hoyt to waive reading and approve the minutes of October 18, 2017 as submitted, second by Member Nowak. Vote: unanimous.

PUBLIC COMMENT: Chairman Duval announced that the Town Administrator has been offered a position at the Town of Norwood as their Town Manager. The Board will discuss an agreeable separation date with the Town Administrator on an agreeable separation date in the near future. January 8, 2018 is when the current contract expires and the Board will discuss the process on replacing the Town Administrator. Jeff Lefebvre thanked the Town Administrator for his time.

NEW BUSINESS:

Discussion on EPA Brownfields Cleanup Grant Program Application – 1 Cook Street; Analysis of Brownfields Cleanup Alternatives – *Community Development Director Cesan* advised in 2016 the Town received an EPA Brownfields Assessment grant focused on properties along the Route 8 corridor. Following a procurement process to hire a qualified environmental professional, TRC Inc. was selected as the Town's consultant. The priority project is 1 Cook Street, which is a Town acquired property. Under its FY2017 CDBG grant program, the Town was awarded \$50,000 to start the design process to transform the site into a riverfront park along the Scenic train line and the Ashuwillticook bike trail. Berkshire Regional Planning Commission (BRPC) is assisting with grant administration and working with the Town to file the application for cleanup by the deadline on November 15, 2017. *Tom Biolsi of TRC, Inc.* introduced himself and gave an overview of the assessment efforts examining current conditions of 1 Cook Street. Historical contamination was identified with a current use restriction of under a half acre. The goal with the current grant is to assess existing conditions and investigate possible past contaminants such as a potential underground storage tank and visible coal under the foundation of the south barn. Soil samples were taken to assess the current condition of known contamination for degradation and to identify where a suspected gasoline tank is located. The proposed application for cleanup will include removal of the underground storage tank and cleanup of any petroleum that remains in the ground. Surface soil samples will determine if and the extent of soils needing to be removed. Portions of the top 3 feet of soil and coal at the surface can be removed to make sure contaminants not accessible to users of the property. Laboratory results will be used to create a plan. Board Members inquired how many buildings on the site are contaminated and the conditions of buildings and foundations were described. In response to questions, Ms. Cesan stated the intent is to keep both buildings if they are salvageable. Paving a parking area could be a simple solution to mitigation and the Town will work with a landscaping and engineering firm in the design of the new park. The Town's matching portion will be to hire an architect to look at the buildings. The grain elevator was noted as being a landmark along Route 8 will be looked at to potentially be saved. Loose slate on the roof was discussed. Mr. Biolsi stated that a building material survey was done for asbestos, lead paint, and other hazards which are at the lab for testing. Results are expected back in approximately ten days. Asbestos has an unknown cost for abatement but it is probable that there is

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more than \$200,000 worth of cleanup to be done. Melissa Provencher of BRPC explained that BRPC operates a regional revolving loan fund for Brownfields remediation and that if funding is available the Town would be eligible for a sub-grant for additional cleanup funds should they be needed. The limitation of the Environmental Protection Agency's funds was discussed as possibly having an effect on this project. Timing of notification of an award would be late May or June for contract in October. The intent is to use the funds as far as possible for cleanup and remedial planning. The Army Corps of Engineers will be notified if the Town is awarded the grant, given the site's location abutting the flood control chutes. There were no questions from the public or the media in attendance. Move by Member Nowak to approve application of Brownfields EPA grant funds for the FY2017 budget cycle, second by Hoyt; vote: unanimous.

Complete Streets Prioritization Plan – *Matt Chase of VHB* advised he is working with Community Development Director Cesan on the Complete Streets program. He updated the Board that field investigations are done. Meetings were held with the Traffic Commission and Complete Streets opportunities were discussed with their project IDs, ranking system and color coding. Ranking is based on ten different criteria and based on readiness. Ranking was reviewed briefly. Tier 1 was developing the Town policy and the Tier 2 process is to develop the priority projects list. The next steps are to take the projects list and put it into a different format and upload it to the MassDOT website for approval. Tier 3 will develop a list of projects that total no more than \$400,000 and show how the project will be funded. The deadline for Tier 2 is May, but they anticipate submitting early in December. Potential projects were discussed for funding and eligibility. This is a living document that the Town will be able to use over the next decade or more. VHB will complete a report to summarize all the work done and explain the ranking system. Board Members discussed two areas of concern in Town being Hoosac Street entering into Park Street at McKinley Square and the intersection of Summer Street at North Summer Street, Hoosac Street, and East Hoosac Street which may be considered for a four-way stop. Viability of funding was briefly discussed. Traffic studies need to be done and the requirements for a four-way stop were outlined. Crash statistics and vehicle volume may not warrant a four-way stop. It was noted that Town staff had considered undertaking improvements to the Hoosac Street – Depot Street intersection as part of the improved parking lot at the Visitors Center but the timing does not work well. Ms. Cesan suggested that waiting to better understand impacts associated with the Hoosac Valley Service trains and redevelopment of the 7 Hoosac Street mill would be prudent prior to advancing the intersection improvements. The intersection does warrant a traffic signal for safety with the Fire Station nearby. Project scoring for readiness ranking was reviewed. Extending the bicycle lanes down to Hoosac Street, tying in to the Visitors Center, lights and to the bike trail was discussed. Crotteau Street improvements include drainage issues and the sidewalks are in disrepair. It was noted there are no safe crossings anywhere along that section of road and extending the sidewalk along to Murray Street at Mill Street will create a safe system to cross the road and connect with the Murray Street footbridge. Police Chief Tarsa advised the information was presented to the Traffic Commission; their concerns were expressed and taken into consideration. This will be submitted upon Board approval and, once MassDOT approves it and the project priority list, it will return to the Traffic Commission for more input on priorities for a joint recommendation to the Board. The speed limit for side streets are a set speed in heavily settled areas. The deadline for filing is April 1, 2018 but it will be submitted early. Tier 3 timelines were reviewed and notifications are expected in September. At that point there is a one year window to design and construct. The next submission deadlines are in September and April. It was pointed out that State Representatives and Senators have no input and would not be influential in the

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process. Move by Member Hoyt to endorse the Complete Streets Prioritization Plan and submission as presented, second by Member Nowak. Vote: unanimous.

Facility Use Request – Town Common, Adams Community Bank – A request was submitted by the Adams Community Bank for use of Town Common on November 26, 2017 from 2:00 to 5:00 for 500 or more attendees. Pam Duval was thanked for taking on this event. Move by Member Nowak to approve use of Town Common on November 26, 2017 from 2:00 p.m. to 5:00 p.m., second by Member Hoyt. Vote: unanimous.

Facility Use Request – Town Roads, WMAC – Turkey Trot – A request to use town roads by WMAC for the Turkey Trot 5K Road Race was submitted for Thursday, November 23, 2017.

Move by Member Nowak to approve use of Town Roads by WMAC on Thursday November 23, 2017 from 9:00 a.m. to 11:00 a.m. for the 5K Turkey Trot road race, second by Member Hoyt. Vote: unanimous.

Ribbon Cutting Program – Member Hoyt proposed creating a program organized by the Board of Selectmen for new businesses in town indicating the date of the business opening and including a ribbon cutting ceremony with the ribbon, large scissors and an invitation media kit. This kit will include a press announcement, invitations for local media and list of local caterers and local groups in town to invite. It will utilize local and social media and include an invitation to the televised Board of Selectmen meeting, and also give information about upcoming business anniversaries. Specialty Minerals recently celebrated their 25th Anniversary and the Board of Selectmen did not know about it. This program would solicit that information, invite the business representatives to a meeting, give a certificate and even show up at their business. Board Members noted this is a great idea and Member Hoyt was recommended to take the lead on this project. Member Hoyt advised support will be needed from the Town Administrator's office. Move by Member Nowak to endorse ribbon cutting program to celebrate new and existing businesses with landmark occasions, second by Chairman Duval. Vote: unanimous.

Zoning Board of Appeals Appointment Process – An overview of the process was given. Several people are interested in serving on the Zoning Board of Appeals. Community Development Director Cesan and her staff will draft job descriptions. Attendance and commitment to training opportunities should be tracked because the positions carry serious legal weight for the Town. Member Hoyt put together drafts of job descriptions and expected experience will be added. It was noted that ZBA Members need to have a level of knowledge because they deal with Massachusetts General Law. An application that includes other boards and committees, volunteers and Ad Hoc Committees should be considered. Move by Member Nowak to endorse the process for general Boards and Committees that the Board of Selectmen appoints, second by Member Hoyt. Vote: unanimous.

DEPARTMENT REPORTS

Town Administrator's Report: There have been 340 permits sold for the Transfer Station to date. Permits are \$25 and good until the end of the fiscal year, when the fees will be reassessed. The fee will have to increase from \$25 in order to make it viable.

Town Counsel Report: *There was no report submitted at this meeting.*

SUB-COMMITTEE/LIAISON REPORTS: *Member Nowak attended the Cemetery Commission meeting and the Town Administrator gave an update on the building at Bellevue Cemetery, which is still in the engineer's*

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hands. The Town Administrator approved Town Staff to repair a cracked window on a mausoleum that is letting air in. At the Adams Suffrage Centennial Celebration Committee the board is working very hard and an RFP was sent out by Erin Mucci to soliciting bids from those interested in creating the statue. The deadline is January 31, 2018. *Member Hoyt* advised the first meeting of RAAC for the school met and they went over the process. Meeting dates for the next three meetings were set as December 5th, and January 15th and January 29th with the intention to get work done for the June Town Meeting. A Special Town Meeting in the fall may have to be scheduled because there may be too many things on the agenda to review. *Chairman Duval* attended the BRPC Executive Committee meeting where discussion took place regarding a shared Procurement Officer where procurement is handled rather than each community having and training a position, as well as a Sustainability Coordinator to develop renewable municipal energy. BRPC can regionalize it at a county level. Nat Kearns, will stay on at BRPC until his replacement is found.

ANNOUNCEMENTS, GOOD OF THE ORDER: *Member Nowak* announced that tomorrow a reception will be held at Town Hall for the late Jean King, whose art is on display from 5:30 to 7pm. He thanked Bill Whitman for painting the Park Street clock with gold leaf and cleaning the glass on the clock to make the entrance to the community more appealing. Hoosac Valley High School Hurricanes Football won the opening game in the WMASS tournament and they are playing on Saturday at Holyoke High School against Ware. Attendance is encouraged. He thanked Virginia Duval for her ongoing effort to encourage more people to vote, and noted the voting turnout was not great. He announced there are openings for Town Meeting members. Member Hoyt thanked Bill Kolis for organizing a meeting with Berkshire Scenic Rail and businesses downtown to talk about ways businesses can partner with the train and encourage growth downtown. Bill Kolis briefly gave trolley information about a grassroots community benefit for the spring.

EXECUTIVE SESSION:

#2. To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel;

Move by Member Nowak to enter into Executive Session for Reason #2 at 8:26 p.m., exiting only to adjourn, second by Member Hoyt. Roll Call Vote: Chairman Duval, Vice Chairman Blanchard, Members Nowak and Hoyt.

Respectfully Submitted by

Deborah J. Dunlap

Recording Secretary

Joseph Nowak, Member

Christine Hoyt, Member

Richard Blanchard, Vice Chairman

John Duval, Chairman

Draft Analysis of Brownfields Cleanup Alternatives (ABCA)

*****PUBLIC COMMENT DRAFT*****
ANALYSIS OF BROWNFIELDS CLEANUP
ALTERNATIVES

1 COOK STREET
ADAMS, MASSACHUSETTS

MASSDEP RTN 1-11501

Prepared for:

Town of Adams
8 Park Street
Adams, MA 01220

Prepared by:

TRC
Wannalancit Mills
650 Suffolk Street
Lowell, Massachusetts 01854

November 2017

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- Figure 2 – Site Plan
- Figure 3 – MassDEP Priority Resource Map

1.0 INTRODUCTION

TRC Environmental Corporation (TRC) prepared this Draft Analysis of Brownfields Cleanup Alternatives (ABCA) report for the former Hoosac Valley Coal and Grain property located at 1 Cook Street in Adams, Massachusetts (the “Site”) on behalf of the Town of Adams (the “Town”) to support an application to the United States Environmental Protection Agency (EPA) for an EPA Brownfield Cleanup grant.

1.1 Site Description and History

The Site consists of an approximately 1.09-acre parcel, located at 1 Cook Street in Adams Berkshire County, Massachusetts within a mixed commercial and residential area. The Town of Adams tax assessor describes the Site as Map 109, Block 0000, Lot 0317.0, zoned as commercial, and currently is unused and owned by the Town of Adams.

The Site has historically been used as a storage and retail facility for coal, grain, hay, and wood, as well as a fuel distributor from the 1950s until 1982, and is currently vacant. There are two remaining buildings on the Site, and foundations from two additional former buildings, constructed c. 1908 and 1920. The two remaining buildings include a wooden 1.5-story storage and former retail building (main building) and a tall single-story barn/former office. Foundations remain from a former 1.5 to 2-story coal shed and a former one-story larger barn located in the southern portion of the Site (south barn). The Town of Adams indicated the buildings were likely formerly heated by coal and fuel oil, and connected to the Town’s potable water supply.

The property is abutted by Cook Street to the north, Columbia Street to the west, commercial property to the south, and the Hoosic River (confined in a concrete channel) to the east. The topographic elevation of the Site is approximately 760 feet above mean sea level (MSL), and local topography slopes to the east. Based on the *Limited Removal Action and Response Action Outcome (RAO) Statement* report prepared by Rizzo Associates, Inc., dated March 1, 1997, the assumed direction of shallow groundwater flow is to the northeast, towards the Hoosic River.

1.2 Surrounding Properties Use and History

Surrounding properties are and historically have been occupied by a mixture of commercial and residential development. The property is abutted by Cook Street to the north, Columbia Street to the west, commercial property to the south, and the Hoosic River to the east.

1.3 Site and Surrounding Resource Areas

As part of a 2010 American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA), TRC reviewed the Massachusetts Geographic Information Systems (MassGIS) DEP Priority Resource Map, obtained online, for information regarding the location of drinking water supplies and other resource areas in the vicinity of the Site. According to the map, the Site is not located within designated groundwater protection areas, interim wellhead protection areas, but is located in a medium yield productive or potentially productive aquifer and a medium yield non-potential drinking water source area. A copy of the Priority Resource

Map is included as Figure 3. Municipal research conducted via the Town of Adams Health Department website indicated that there are no documented private drinking water wells located on Site or within one mile of the Site.

1.4 Proposed Site Use

The Town of Adams desires to redevelop the Site as a park/recreational area for visitors and users of the adjacent rail trail and surrounding community.

1.5 Applicable Soil and Groundwater Reporting and Cleanup Categories

A reporting condition for soil and groundwater has previously been identified for this Site and is tracked under Release Tracking Number (RTN) 1-0011501 for a release of No. 2 fuel oil to soil and groundwater in 1996. A Class A-3 RAO Statement with an Activity and Use Limitation (AUL) was prepared by Rizzo Associates Inc. which was submitted in March 1997.

Soil concentrations were compared to Massachusetts Contingency Plan (MCP) Reportable Concentrations (RCs) for S-1 soils (RCS-1) and to the Method 1 S-1 soil cleanup standards to evaluate potential cleanup options. For the purpose of determining whether a notification obligation existed at the Site for groundwater, groundwater results were compared to RCs for GW-1 groundwater (RCGW-1) as the Site is located in a medium yield potentially productive aquifer although the Site and surrounding area are served by public water and no private wells are known to exist within 500 feet of the Site. In an effort to evaluate potential cleanup options, groundwater results were compared to MCP Method 1 GW-2 and GW-3 groundwater cleanup standards. The following section provides rationale for determining applicable soil categories for comparing contaminant concentrations to appropriate numerical standards based on current and reasonably foreseeable future Site activities and uses.

Soil Criteria

Reporting – A reporting condition for soil has previously been identified for this Site in 1996 and is tracked under Release Tracking Number (RTN) 1-0011501 for a release of No. 2 fuel oil to soil and groundwater. MCP RCS-1 soil criteria apply to this Site as this Site is located within a GW-1 resource area and is located within 500 feet of residential dwellings.

Cleanup – Soil samples were compared to MCP Method 1 S-1 standards because the Site is located in a GW-1 resource area and is located within 500 feet of residential dwellings. Other soil standards may be applicable depending on Site uses and activities and are displayed for informational purposes.

Groundwater Criteria

Reporting – Per 310 CMR 40.0362(1)(a) of the MCP, the applicable reporting category for groundwater collected at the Site is RCGW-1 because groundwater samples are located within a medium yield potentially productive aquifer.

Cleanup – The applicable groundwater classification for the Site is MCP categories GW-1, GW-2, and GW-3 as explained below.

Groundwater is categorized based upon the current and/or future use as a drinking water source (GW-1), its potential to act as a source of volatile compounds to indoor air (GW-2), and the potential to discharge material to surface water (GW-3). The MCP describes six criteria used for determining if disposal site groundwater is categorized as GW-1. These criteria include the following table.

| GW-1 Selection Criteria | Applicable (Yes or No) |
|---|-----------------------------------|
| The groundwater is within a Zone II | NO |
| The groundwater is within an Interim Wellhead Protection Area | NO |
| The groundwater is within a Potentially Productive Aquifer | YES |
| The groundwater is within Zone A of a Class A Surface Water Body | NO |
| The groundwater is located greater than 500 feet from a public water system distribution pipeline* | NO |
| The groundwater is located within 500 feet of a private water supply well that was in use at the time of notification pursuant to 310 CMR 40.0300 and was installed in conformance with an applicable laws, by-laws, or regulations | NO |
| Notes: Information Source - <i>Massachusetts Geographic Information Systems (MassGIS) MassDEP Priority Resource Map.</i> | |

The groundwater at the Site does meet one of the above criteria, and therefore is categorized as GW-1.

The MCP indicates that groundwater is categorized as GW-2 when it is located within 30 feet of an occupied building or structure and the average annual depth to groundwater in the area is fifteen feet or less. The depth to groundwater is 6 to 10 feet bgs, based upon records obtained through Phase I ESA and subsequent gauging information. Monitoring well RIZ-3 is located less than 30 feet from the barn/former office located on the Site, which may potentially be occupied after the Site is made into a park/recreational area, therefore, groundwater would be classified as GW-2.

Finally, in accordance with 310 CMR 40.0932(2) of the MCP, all groundwater within the Commonwealth is classified as GW-3.

2.0 ENVIRONMENTAL SITE CONDITIONS

2.1 Previous Environmental Investigations

Geomapping Associates Ltd- Initial Site Investigation- May 6, 1996

Geomapping Associates, Ltd conducted subsurface investigations in April 1996. Their report documented the following observations made during test pit (TP) excavations:

- **TP- 1:** Black stained sands, strong hydrocarbon odor (fuel oil), emulsified product, sheen at 5 to 9.5 feet below ground surface (bgs).
- **TP-2:** Black stained sands, strong hydrocarbon odor (fuel oil), emulsified product, sheen at 7.5 to 8.75 feet bgs.
- **TP-8:** Black stained sands at 7.5 feet bgs, hydrocarbon odor, faint sheen.

Groundwater samples collected directly from test pits TP-1, TP-3 and TP-8 identified naphthalene in TP-1 and TP-3 at concentrations exceeding the GW-1 Reportable Concentrations (RCs) at the time although naphthalene is below the current GW-1 RC for naphthalene of 140 ug/L. However, the Site does not appear to fall within a GW-1 resource area and therefore GW-1 standards do not apply.

Refer to Attachment 1A for a table summarizing Geomapping Associates test pit groundwater sample results (April 1996); and Attachment 1B for tables summarizing Geomapping Associates test pit field screening and observation data (April 1996). Approximate sampling locations are depicted on Figure 2.

Rizzo Associates, Inc. - Limited Removal Action Outcome Statement- March 1, 1997

In July 1996, Rizzo Associates Inc. (Rizzo) conducted Limited Removal Action activities to remove petroleum-impacted soil encountered previously in test pits TP-1 and TP-2, associated with the three former 10,000-gallon fuel oil ASTs.

Approximately 95 cubic yards of soil were excavated. Evidence of petroleum-impacts to soils were observed from depths of approximately 7 feet to 8.5 feet bgs and visibly stained with fuel oil at 8.5 to 9.5 feet bgs. The limits of the excavation were approximately 20 feet long by 15 feet wide by 10 feet deep.

Four post-excavation samples (SS1-101, SS2-102, SS3-103, SS4-104) were collected from each sidewall of the excavation by Rizzo and were submitted for analysis of TPH and volatile organic compounds (VOCs). Additionally, sample SS4-104 was analyzed for volatile petroleum hydrocarbons (VPH) and extractable petroleum hydrocarbons (EPH). The exact locations of these four post-excavation samples are unknown.

- SS1-101 at 10 feet bgs (sidewall location not reported);
- SS2-102 at 10 feet bgs (sidewall location not reported);
- SS3-103 at 10 feet bgs (southeastern sidewall); and

- SS4-104 at 5-6 feet bgs (northern sidewall).

Laboratory analysis results indicated SS1-101 and SS2-102 were non-detect, SS3-103 had detected concentrations of VOCs and TPH, and SS4-104 had detections of VOCs, TPH and EPH.

MassDEP was notified of the release of TPH to soil and groundwater in August 1996 and RTN 1-0011501 was assigned. An RAO Statement and AUL were prepared by Rizzo and submitted in March 1997. No other investigations have been identified for the delineation of the petroleum impacts to soil inside or outside of the AUL boundary.

Three groundwater monitoring wells (RIZ-1 through RIZ 3) were installed by Rizzo in August 1996. Groundwater samples collected by Rizzo in September 1996 from monitoring wells RIZ-2 (located cross/downgradient of TP-3) and RIZ-3 had detections of methyl-tert butyl ether (MTBE) at low concentrations and/or TPH (some above GW-1 RCs and close to GW-2 RCs).

Refer to Attachment 1C for a table summarizing Rizzo post excavation soil sample results (July 1996) and Attachment 1D for a table summarizing Rizzo groundwater sample results (September and November 1996). Approximate locations of excavation limits and monitoring wells are depicted on Figure 2.

TRC Environmental Cooperation- Phase I ESA- 2015

TRC conducted a Phase I ESA of the Site in March 2015. Based on the findings of TRC's Phase I ESA report dated March 2015, the three following recognized environmental conditions (RECs) and one controlled recognized environmental condition (CREC) were identified.

REC No. 1

File review and local information indicates an underground storage tank (UST) first identified in the 1950 Sanborn map near the southeast portion of the site, south of an automobile shed. By 1961, the shed was removed, but the UST remained. There is no clear documentation of size, contents, or removal of this UST. *The potential for soil and/or groundwater contamination from the possible presence or historical presence of this UST and associated piping is considered a REC in connection with the Site.*

REC No. 2

Coal piles were observed on-site, predominantly under cover and on the concrete surface of the southeast section of the on-site coal shed/bunker. Coal was also observed on the ground surface outside of the structure and exposed to the elements. *The potential for contamination from storm water runoff associated with the coal pile to impact the subsurface is considered a REC in connection with the Site.*

REC No. 3

An interview with Richard Dean, a former employee of Hoosac Valley Coal and Grain, indicated the occurrence of a large spill of fuel oil in the 1970s (approximately 15,000-gallons) in the vicinity of the former aboveground storage tank (AST) saddles. No documentation pertaining to this reported spill was identified by TRC during this investigation; however, *the potential for soil and/or groundwater contamination associated with this spill is considered a REC in connection with the Site. It's possible this REC may be associated with the identified CREC noted below.*

CREC No. 1

A Response Action Outcome (RAO) and Activity and Use Limitation (AUL) were filed in 1997 following investigations regarding the release of total petroleum hydrocarbons (TPH) in site soil and groundwater associated with RTN 1-11501. The AUL area applies to an eastern portion of the Site in the vicinity of the former AST saddle, extends to the north to the Main Building and the northern property boundary, to the east to the berm adjacent to the Hoosic River and to the west to the Former Coal Shed. The AUL was amended in 2003 to better describe the AUL boundary by showing it on a survey plan and inclusion of an AUL Opinion report. *The presence of the AUL associated with RTN 1-0011501 is considered a CREC in connection with the Site.*

Additional information revealed three 10,000-gallon, No. 2 fuel oil, ASTs were in service at the Site during this time. The ASTs have been out of use since 1982 and were removed from the Site in April 1996. The AST saddles still remain at the Site. An additional AST was identified in the 1950 Sanborn map, south of the southern-most building. This AST was removed by 1961 based on its absence in the 1961 Sanborn map.

TRC Environmental Corporation – Planned Supplemental Subsurface and Hazardous Building Materials Investigation – Ongoing

TRC is scheduled to conduct supplemental subsurface investigation activities and a hazardous building materials survey of the two remaining buildings at the 2017/2018. The subsurface investigation is intended to gather current information on the surface (top three feet) and subsurface (> 3 feet) soil and groundwater quality at the Site, and to refine the location and extent of cleanup needed to facilitate the Town's intended redevelopment of the Site into a park/recreation area. The hazardous building materials survey is intended to assess for the potential presence of hazardous substances in the Site building materials (e.g., asbestos, lead, PCBs), to facilitate renovation of the Site buildings into beneficial use for residences and visitors to the Town and adjacent rail trail.

2.2 Regulatory Compliance History

MassDEP RTN 1-0011501 is in RAO Class A3 with a notice of AUL status in response to a No. 2 fuel oil release at the Site as of 1996. Current audits of the site in 2016 reveal no violations of the AUL. However, to facilitate the Town's intended redevelopment into a park/recreation area, the existing AUL needs to be retracted and either amended or removed (after cleanup) to allow this type of redevelopment.

2.3 Potential Threats to the Public Health and Environment

2.3.1 Soil Migration Pathway

Several residences are located within 500 feet of the Site. Most of the Site is unpaved and therefore the surface soils (top three feet) are considered accessible under the MCP. Petroleum-stained soils were formerly present on the surface soil near the former ASTs, but an evaluation of the surface soil quality across the Site is currently unknown. Therefore, concentrations of contaminants may be present within the surface soils including the top six inches of soil.

The Site is not currently used for active recreation, although Site access is generally unrestricted. Therefore, the Site is open to potential trespassers (including children). Because contamination exceeding S-1 soil cleanup standards may exist within the top six inches of the Site and access to the Site is not entirely restricted, there exists a potential for human exposure to contaminated soils at the Site. Possible exposure pathways to trespassers on the Site are dermal contact, ingestion, and inhalation of particulates released from contaminated soil.

2.3.2 Groundwater Migration Pathway

Based on the groundwater sampling results from the three Site monitoring wells installed by Rizzo in 1996, naphthalene, a No. 2 fuel oil constituent, was detected. The concentrations exceeded reportable concentrations for GW-1 areas as classified by MCP. However, no VPH or EPH constituents were present in the groundwater above Method 1 GW-2 and GW-3 groundwater cleanup standards. The approximate groundwater flow direction is to the northeast, consistent with the flow direction of the river in the vicinity, as shown in Figure 2. The need to install additional groundwater monitoring wells and sample groundwater will be re-evaluated after the additional soil sampling results are obtained through TRC's planned investigation in the fall/winter of 2017/2018.

2.3.3 Surface Water Migration Pathway

The nearest water body is the Hoosic River, which borders the Site to the east (but is contained within a concrete channel). No evidence of surface water contamination or exposure pathways currently exists in association with the Site.

2.3.4 Air Migration Pathway

No occupied buildings are currently present on the property (two unoccupied buildings currently exist). In addition, no VPH or EPH constituents are present in the groundwater above Method 1 GW-2 groundwater cleanup standards. Therefore, the potential air migration pathway does not currently exist for the Site. The potential for a complete air migration pathway will be reevaluated after additional soil and potential groundwater sampling results are obtained in the fall/winter 2017/2018.

3.0 ALTERNATIVES ANALYSIS

3.1 Remedial Action Objective and Cleanup Goals

The objective of remediation at the Site is to achieve MCP Site closure by demonstrating that a condition of No Significant Risk has been achieved for current and future users of the property. To achieve a condition of No Significant Risk and subsequent Permanent Solution Statement (PSS), exposure to low concentrations of petroleum related compounds in soil through direct contact and/or the air migration pathway must be prevented if the Site is used for residential and/or recreational purposes in the future. If impacted soil will remain on the Site, the replacement of the existing AUL may also be required, especially if significant petroleum impacts are discovered during the additional soil investigation activities planned for the fall/winter 2017/2018.

3.2 Identification of Remedial Alternatives

Several potential alternatives were evaluated for addressing the petroleum-impacted soil at the Site. From that evaluation, TRC identified a limited number of practicable remedial alternatives that could be implemented at the Site based on available Site data and TRC experience. The “No Further Action” alternative was also included as part of the evaluation to establish a basis for conducting remedial actions at the Site. All scenarios will require applicable MCP regulatory submittals and shall be performed in accordance with applicable MCP deadlines. The remedial alternatives identified for consideration under this alternatives analysis include:

1. No Further Action;
2. Site Building Abatement/Foundation Demolition, UST Removal, Soil Excavation and Off-Site Recycling/Disposal, Removal of AUL;
3. Site Building Abatement/ Foundation Demolition, UST Removal, Limited Soil Excavation and Off-Site Recycling/Disposal Implementation of a revised AUL.

3.3 Evaluation and Comparison of Remedial Alternatives

Each remedial alternative identified above was first evaluated to determine whether it could achieve a condition of No Significant Risk at the Site as required by the MCP. Those alternatives that were deemed capable of achieving no significant risk were further evaluated utilizing the comparative evaluation criteria specified at 310 CMR 40.0858 of the MCP. These criteria include: effectiveness, short- and long-term reliability, difficulty of implementation, cost, potential risks and timeliness. The cost estimates presented in this document are rough estimates that were prepared solely for the relative comparison of the identified alternatives and should not be used as design-level estimates. A table comparing the estimated costs for each selected alternative is provided as Table 1. A comparison of the benefits of all remedial alternatives is provided as Table 2. A description of each alternative and the results of the comparative analysis are presented in the following subsections.

Table 1
DRAFT Cost Summary of the Remedial Alternatives Proposed in the Draft ABCA
1 Cook Street, Adams, Massachusetts

| Remedial Alternative | Approximate Estimated Cost |
|--|----------------------------|
| Remedial Alternative #2: Site Building Abatement, Foundation Removal, Soil Excavation and Off-Site Recycling/Disposal, Removal of AUL | \$1,050,000 |
| Remedial Alternative #3: Site Building Abatement, Foundation Removal, Soil Excavation and Off-Site Recycling/Disposal, Revision of AUL | \$250,000 |

Notes:

- 1 Base Year 2017
- 2 Costs do not include taxes or contractor markups.
- 3 10% soils expansion factor for granular soils
- 4 Bulk mass density of soil is assumed to be 1.5 tons per cubic yard.
- 5 Soil meets standards for asphalt batch recycling

Remedial Alternative #1: No Further Action

This alternative involves no additional response actions following the abatement of asbestos containing material and other regulated waste and demolition of the on-Site building foundations not proposed for reuse for the park. Under this alternative, the soils under the eastern portion of the Site building would not be evaluated for potential petroleum contamination and existing petroleum contamination identified at the Site would not be addressed. Therefore, the No Further Action alternative will not achieve a condition of No Significant Risk as required by the MCP and would not prevent exposure to Site contaminants. Therefore, the No Further Action alternative will not meet the remedial action objectives and cleanup goals and will not be evaluated further with respect to the comparative evaluation criteria.

Remedial Alternative #2 – Abatement and Demolition of former Site Building Foundations, UST Removal, Soil Excavation and Off-Site Recycling/Disposal, and Removal of the Existing AUL

This alternative involves abatement of asbestos containing material and other regulated waste, demolition of the foundations of the two former buildings, UST removal, and excavation and offsite removal of petroleum-contaminated soil and coal. Pre-characterization soil sampling will also be conducted to classify soil targeted for removal. The results of the soil quality characterization will be used to evaluate off-site disposal and recycling options.

This Alternative assumes a large degree of subsurface remediation will be necessary after the results of the subsurface soil samples are reviewed in conjunction with the Town's anticipated re-use for the Site. TRC anticipates that the remediation would consist of the excavation and off-Site recycling/disposal of coal and petroleum-contaminated soil and replacement of excavated soil with clean fill. This alternative is likely to eliminate the necessity for an AUL and allow for unrestricted use. This alternative would be very effective at reducing risk levels at the Site, but would be moderately difficult to implement, when compared to the remaining alternatives. The estimated cost for implementing Remedial Alternative #2 is approximately \$1,000,000.

Remedial Alternative #3 – Abatement and Demolition of former Site Building Foundations, UST Removal, Limited Soil Excavation and Off-Site Recycling/Disposal, and Revision of the Existing AUL

This alternative is similar to Alternative #2 with abatement of asbestos containing material and other regulated waste, demolition of the foundations of the two former buildings, UST removal, and excavation and offsite removal of petroleum-contaminated soil and coal. Pre-characterization soil sampling will also be conducted to classify soil targeted for removal. The results of the soil quality characterization will be used to evaluate off-site disposal and recycling options.

This Alternative assumes a moderate degree of subsurface remediation will be necessary after the results of the subsurface soil samples are reviewed in conjunction with the Town's anticipated re-use for the Site. TRC anticipates that the remediation would consist of minor excavation and off-Site recycling/disposal of coal and petroleum-contaminated soil primarily within the top three feet and regrading of the surrounding soil. This alternative may allow for a

less-restrictive AUL depending upon the location and volume of petroleum-contaminated soils removed. This alternative would be somewhat effective at reducing risk levels at the Site, but would be moderately difficult to implement, when compared to the remaining alternatives. The estimated cost for implementing Remedial Alternative #3 is approximately \$250,000.

3.3.1 Comparison to Comparative Evaluation Criteria

This Section presents a relative comparison of the selected remedial alternatives (Alternatives #2, and #3).

Effectiveness – Remedial Alternatives #2 and #3 would both be effective at achieving a Permanent Solution under the MCP, 310 CMR 40.1000. Alternative #2 is more effective in potentially eliminating the need to implement an AUL as residual impacted soil would be removed. Alternative #3 could also be effective if the petroleum-contaminated soils are limited in extent or are strategically removed via excavation activities and replaced with imported clean backfill.

Reliability – Remedial Alternative #2 is highly reliable as Site contaminants would be removed from the Site. Remedial Alternative #3 is also highly reliable because although impacted soil will remain at the Site, the property usage will be controlled by the Town of Adams under a revised AUL.

Difficulty of Implementation – Remedial Alternative #2 is moderately difficult to implement as removing all oil and/or hazardous materials from the Site may be costly and involve excavation close to the concrete river wall. Due to the limited area targeted for removal, Remedial Alternative #3 would be relatively easy to implement and could be performed as part of the redevelopment of the Site.

Cost-Benefit – The cost to implement Remedial Alternative #3 would be lowest of the alternatives and Remedial Alternative #2 would be the highest. Remedial Alternative #3 may also achieve the desired effectiveness if no additional petroleum contamination is identified.

Potential Risks – The potential short-term and long-term risks associated with each of the two alternatives are considered low to moderate. Potential short-term risks associated with soil excavation/disposal include possible accidental spills of contaminated soil during soil transport, which could result in short-term exposure to the contaminated soil by surrounding human populations. However, any accidental spill of contaminated soil would be immediately cleaned-up so the duration of any potential human exposure to the contaminated soil would be extremely short-term.

Timeliness – Alternative #2 will take more time than #3 due to the difference in scale of the two projects. Alternative #3 would be the timeliest of the alternatives because the work can be completed in one month as opposed to two months or more for Alternative #2.

3.4 Selection of Remedial Alternative

The No Further Action Alternative (Remedial Alternative #1) was included in this analysis for comparative purposes only and is not a feasible alternative because it does not meet the remedial action objectives.

Remedial Alternatives #2 and #3 were evaluated to address existing petroleum-related compounds in Site soils and evaluate and address potential petroleum-contaminated soils and/or groundwater under the northeast portion of the Site building. Each is deemed equally effective in terms of its ability to achieve a Permanent Solution and a level of No Significant Risk under the MCP.

Remedial Alternative #3 is moderately easy to implement and would take less time to complete. Furthermore, based upon prior discussions with the Town of Adams, the future uses of the Site include a parking lot and municipal park. Therefore, Alternative #3 is chosen as the preferred remedial alternative. Alternative #2 will be considered if the results of the subsurface evaluation indicate the cost-benefit calculation should be reconsidered and an unrestricted use is more feasible than what is presented in this document.

Green and Sustainable Remediation – The following measures will be implemented where applicable, beneficial, or feasible to improve the overall sustainability of the proposed remedial alternative as recommended by the U.S. EPA Region 1 Green and Sustainable Remediation Guidance.

Administrative

- Green remediation principles will be incorporated into the contracting process, as possible.
- Interim and final documents will be submitted in digital rather than hardcopy format, unless otherwise requested by EPA or required by law, in an effort to save paper. This is especially applicable to voluminous data reports.
- Optimize the use of electronic and centralized communication and outreach to the local community.

General Site Operations

- Utilize existing buildings for field office, if possible/safe
- Use energy efficient equipment
- Reuse or recycle waste
- Protect and conserve water
- Use alternative fuel vehicles (hybrid-electric, biodiesel, ultra-low sulfur diesel)
- Carpool for site visits and project meetings and/or use public transportation
- Schedule activities efficiently so as to minimize travel to and from the site

Remediation Operations

- Encourage use of fuel-efficient / alternative fuel vehicles and equipment
- Minimize mobilizations

- Provide for erosion control to minimize runoff into environmentally sensitive areas
- Encourage use of diesel engines that meet the most stringent EPA on-road emissions standards available upon time of project's implementation
- Have idle reduction policy and idle reduction devices installed on machinery
- Use ultra-low sulfur diesel and/or fuel-grade biodiesel as fuel on machinery
- Maximize use of machinery equipped with advanced emission controls
- Maximize efficiency in transport/disposal of soils and backfill, utilizing practices such as backloading.

DRAFT

Table 2
DRAFT Remedial Alternative Evaluation Matrix
1 Cook Street
Adams, Massachusetts

| Comparative Evaluation Criteria*: | | | Comparative Effectiveness | Comparative Reliability | Comparative Difficulty of Implementation | Comparative Cost | Comparative Implementation Risks | Comparative Benefits | Comparative Timeliness | Notes |
|-----------------------------------|----|--|---------------------------|-------------------------|--|------------------|----------------------------------|----------------------|------------------------|---|
| Remedial Action Alternative | #1 | No Further Action | Low | Low | Low | Low | High | Low | Short | The No Further Action alternative will not achieve a condition of No Significant Risk as required by the MCP and would not prevent exposure to Site contaminants. |
| | #2 | Abatement and/or Demolition of Site Buildings, Soil Excavation and Off-Site Recycling/Disposal, and Removal of the Existing AUL | High | High | High | High | Moderate | High | Short 1-2 Months | |
| | #3 | Abatement and/or Demolition of Site Buildings, Soil Excavation and Off-Site Recycling/Disposal, and Revision of the Existing AUL | High | High | Moderate | Moderate | Moderate | Moderate | Short <1 Month | |

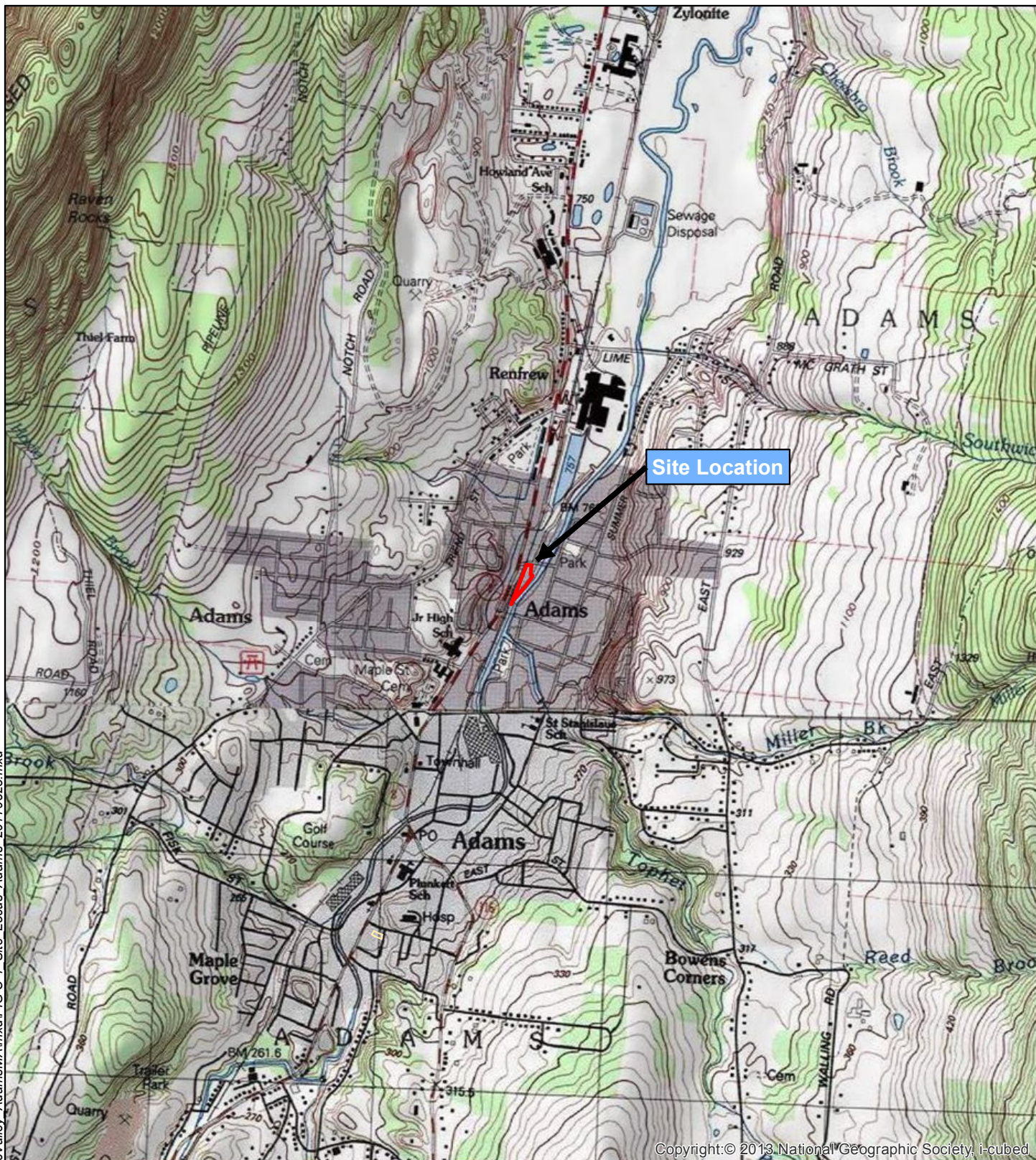
* Effectiveness - the ability of the remedy to treat, destroy, detoxify, reuse, or recycle contaminants at the Site, and achieve a Permanent Solution under the MCP.
Reliability - the degree of certainty that the remedy will be successful over the short- and long-term timeframes.
Difficulty of Implementation - comparative difficulty in terms of technical complexity, integration with facility operations, monitoring requirements, and material and labor availability.
Relative Costs - Costs in terms of remedy design and implementation.
Implementation Risks - comparative risks posed by the Site to workers, the community, and the environment during and after remedy implementation.
Benefits - the comparative benefits of the alternative including the provision for productive Site reuse, restoration of natural resources, and other non-pecuniary benefits.
Timeliness - the relative time for the alternative to eliminate uncontrolled hazardous material and achieve a condition of No Significant Risk at the Site.

4.0 DOCUMENTATION AND REPORTING

Hazardous materials abatement and building demolition activities will be performed in accordance with a set of technical specifications to be developed. Planned subsurface evaluation activities in the fall/winter 2017/2018 will be conducted under an existing USEPA-approved Quality Assurance Project Plan (QAPP) Addendum for this Site, dated September 20, 2017. If subsurface remediation is warranted to mitigate petroleum-contaminated soils, a RAM Plan will be submitted to MassDEP prior to conducting remedial activities. Following remedial activities, a RAM Completion Report and a Permanent Solution with or without an AUL will be submitted to MassDEP documenting Site closure.

FIGURES

R:\Projects\GIS 2017\272483_HoosacValley_Adams\MA\mxd\FIG C-1_Site Locus Adams 20170823.mxd



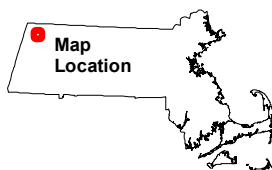
Copyright: © 2013 National Geographic Society, i-cubed

 Approximate Site Boundary



0 1,000 2,000
Feet

MASSACHUSETTS



Wannalancit Mills
650 Suffolk Street
Lowell, MA 01854
978-970-5600

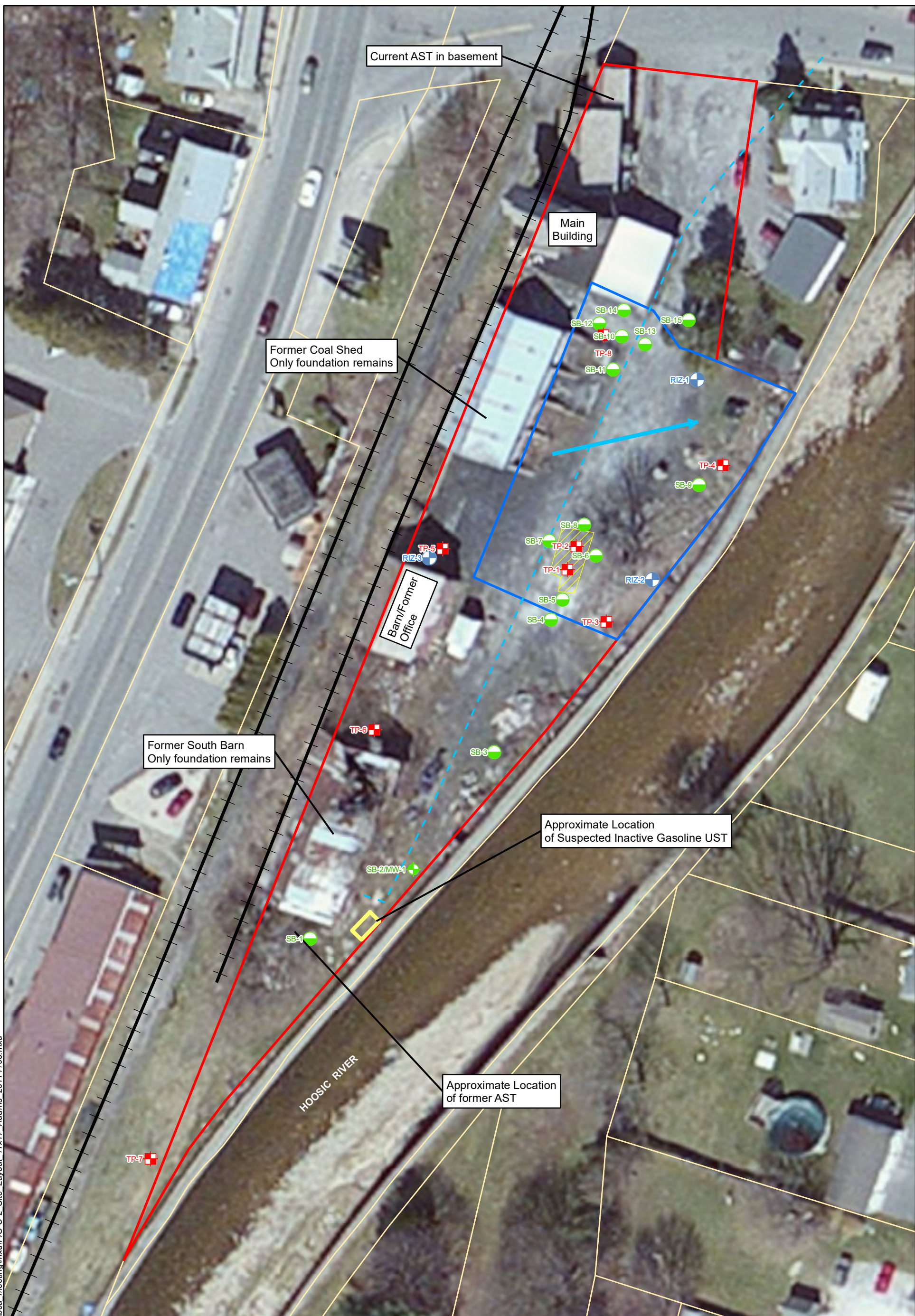
**SITE LOCATION MAP
FORMER HOOSAC VALLEY
COAL AND GRAIN
1 COOK STREET
ADAMS, MA**

FIGURE C-1

AUGUST 2017

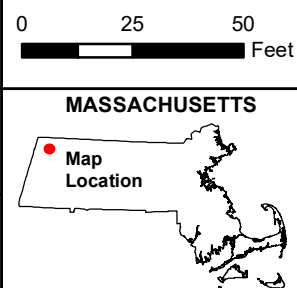
Base Map: 7.5-Minute USGS Topographic Quadrangles - Cheshire, MA;
Windsor, MA; North Adams, MA; and Williamstown, MA & VT; all dated 1981

R:\Projects\Proposals\2017\289909 abca_meeting\mxd\FIG C-2 Site Layout_11x17 Adams_20171106.mxd



- AUL Boundary associated with RTN: 1-11501
- Proposed Soil Boring Locations (Approximate)
- Proposed Soil Boring/Monitoring Well Location (Approximate)
- Approximate Monitoring Well Location (Rizzo Associates)
- Approximate Test Pit Locations (Geomapping Associates, Ltd.)

- Approximate Groundwater Flow Direction
- Approximate location of Water Main Line
- Approximate Extent of Excavation
- Former Railroad
- Parcel Boundary
- Approximate Site Boundary
- UST: Underground Storage Tank
- AST: Above-ground Storage Tank



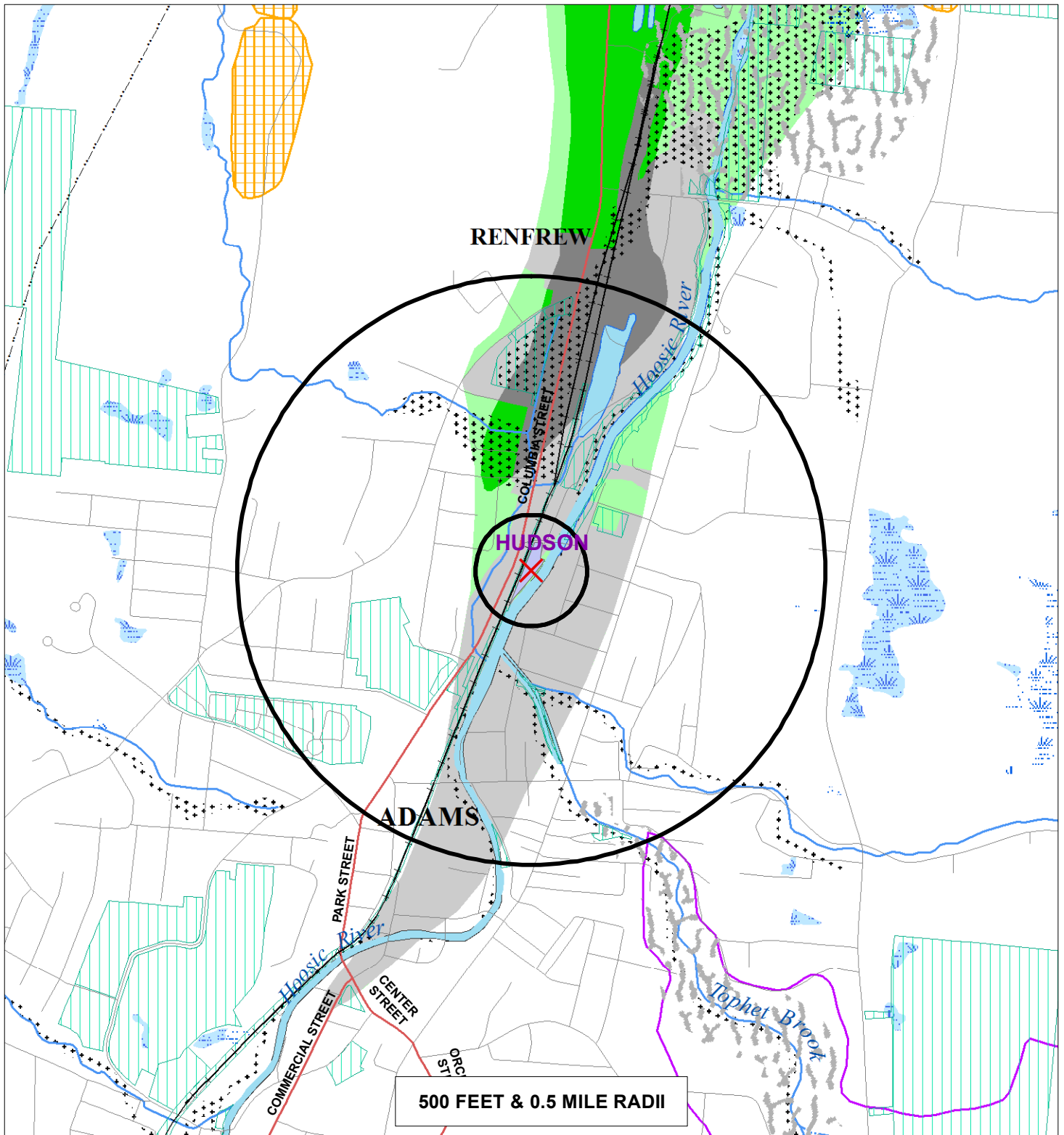
Wannalancit Mills
650 Suffolk Street
Lowell, MA 01854
978-970-5600

SITE PLAN
FORMER HOOSAC VALLEY
COAL AND GRAIN
1 COOK STREET
ADAMS, MA

FIGURE C-2

NOVEMBER 2017

Base Map: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



500 FEET & 0.5 MILE RADII

- Roads: Limited Access, Multi-Lane, Major/Minor, Track, Trail
 Railroad, Pipeline, Powerline
 Major Basin, Sub Basin, Perennial Stream, Intermittent Stream, Shoreline, Man made Shore, Dam, Aqueduct
 Wetland, Salt Wetland, Submerged Wetland, Open Water, Reservoir, Tidal Flat/Shoal
 Potentially Productive Aquifers: Medium, High Yield
 Non-Potential Drinking Water Source Area: Medium, High Yield
 EPA Sole Source Aquifer, FEMA 100 Yr. Floodplain, DEP Solid Waste Facility
 Approved Zone II, IWPA, Surface Water Supply Zone A
 Protected Open Space, ACEC
 Priority Habitat, Certified Vernal Pool
 Boundaries: County and Town
 Public Water Supplies: Ground, Surface, Non-Community (NTNC, TNC)



Wannalancit Mills
 650 Suffolk Street
 Lowell, MA 01854
 978-970-5600

FIGURE 3

MASSDEP PRIORITY RESOURCES MAP
 FORMER HOOSAC VALLEY
 COAL AND GRAIN
 1 COOK STREET
 ADAMS, MA



0 500 1,000 1,500
 Feet

JAN
 2015

Source: MassGIS/EOEA

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Town of Adams

* b. Employer/Taxpayer Identification Number (EIN/TIN):

04-6001064

* c. Organizational DUNS:

0490332360000

d. Address:

* Street1:

8 Park Street

Street2:

* City:

Adams

County/Parish:

* State:

MA: Massachusetts

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

01220-2053

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Donna

Middle Name:

* Last Name:

Cesan

Suffix:

Title: Director of Community Development

Organizational Affiliation:

* Telephone Number:

(413) 743-8300 x131

Fax Number:

* Email:

dcesan@town.adams.ma.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-09

* Title:

FY18 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Hoosac Valley Coal & Grain Cleanup Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

| | |
|---------------------|---|
| * a. Federal | <input type="text" value="200,000.00"/> |
| * b. Applicant | <input type="text" value="40,000.00"/> |
| * c. State | <input type="text" value="0.00"/> |
| * d. Local | <input type="text" value="0.00"/> |
| * e. Other | <input type="text" value="0.00"/> |
| * f. Program Income | <input type="text" value="0.00"/> |
| * g. TOTAL | <input type="text" value="240,000.00"/> |

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: